

OREGON STATE HOUSING COUNCIL

August 27, 2010



*Roosevelt Crossing Transitional Housing, Eugene, Oregon
(45 Units, New Construction)*

Meeting being held at:
Department of Transportation
355 Capitol Street NE – Conference Room 122
Salem, OR 97301
(503) 986-2005

OREGON STATE HOUSING COUNCIL

August 27, 2010

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Oregon State Housing Council

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Council Members
Maggie LaMont, Chair
Tammy Baney
John Epstein
Michael C. Fieldman
Francisco López
Nancy McLaughlin
Jeana Woolley

STATE HOUSING COUNCIL MEETING

August 27, 2010

9:00 a.m.

Meeting Location:

Oregon Department of Transportation
Conference Room 122
355 Capitol Street NE
Salem, OR 97301

AGENDA

- | | | |
|------|---|-----------------|
| I. | CALL TO ORDER | M. LaMont |
| II. | ROLL CALL | M. LaMont |
| III. | PUBLIC COMMENTS | M. LaMont |
| IV. | APPROVAL OF MINUTES | M. LaMont |
| | A. Minutes of July 23, 2010 Meeting | |
| V. | RESIDENTIAL CONSENT CALENDAR -- None | |
| VI. | SPECIAL REPORTS -- None | |
| VII. | NEW BUSINESS | |
| | A. <i>Election of Housing Council Vice Chair</i> | V. Merced |
| | B. <i>2010 Consolidated Funding Cycle</i> | |
| | 1. <i>Overview</i> | T. Penrose |
| | 2. <i>Castle Rock Apartments (Boardman, OR)</i> | M. McHam |
| | 3. <i>High Dessert Commons (Redmond, OR)</i> | M. McHam |
| | 4. <i>Arends Place I and II (Hood River, OR)</i> | C. Kowash |
| | 5. <i>La Grande Retirement Apartments (La Grande, OR)</i> | D. Vance |
| | 6. <i>Canterbury Hills (Medford, OR)</i> | S. Cullin |
| | 7. <i>Bella Vista / Riverside Apartments (Hood River, OR)</i> | S. Cullin |
| | 8. <i>Cascade Meadows Senior Apartments (Hood River, OR)</i> | R. Barnes |
| | 9. <i>Kearney II (Bend, OR)</i> | C. Kowash |
| | 10. <i>Bellrose Station Apartments (Portland, OR)</i> | C. Kowash |
| | 11. <i>Malheur Village Apartments (Vale, OR)</i> | D. Zitzelberger |
| | 12. <i>Juniper Gardens Apartments (Forest Grove, OR)</i> | D. Zitzelberger |
| | 13. <i>Ainsworth Court (Portland, OR)</i> | D. Zitzelberger |
| | 14. <i>Spring Street Apartments (Medford, OR)</i> | D. Vance |
| | 15. <i>Summerset Village (Sublimity, OR)</i> | R. Barnes |
| | 16. <i>Westside Apartments (Stayton, OR)</i> | R. Barnes |
| | 17. <i>85 Causey (Happy Valley, OR)</i> | C. Kowash |

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VIII. OLD BUSINESS

None

IX. REPORTS

- A. Neighborhood Stabilization Program Update (Handout)
- B. Federal Stimulus Plan Update (Handout)
- C. Hardest Hit Fund Update
- D. Report of the Chief Financial Officer
- E. Report of the Director
- F. Report of the Chair

M. Kaplan
N. Cain
V. Merced
M. LaMont

X. FUTURE AGENDA ITEMS

V. Merced

OREGON STATE HOUSING COUNCIL
Minutes of Meeting

Oregon Housing & Community Services
Large Conference Room, 124 A/B, First Floor
725 Summer Street N.E., Suite B, Salem, OR 97301

9:00 a.m.

July 23, 2010

MEMBERS PRESENT

Tammy Baney
John Epstein
Francisco López
Nancy McLaughlin
Jeana Woolley

MEMBERS ABSENT

Maggie LaMont, Chair
Mike Fieldman

GUESTS

Tom Cusack, Oregon Housing Blog
Kelly Olson, Secretary of State - Audits
Barbara Ross, Corvallis Homeless Shelter Coalition
Gina Vee, Corvallis Homeless Shelter Coalition
Jonathan Hayes, Corvallis Homeless Shelter Coalition
Aleita Hass-Holcombe, Corvallis Homeless Shelter Coalition
Tom Hatley, Community Services Consortium
Martha Lyons, Community Services Consortium
Keith Wooden, Housing Works

STAFF PRESENT

Victor Merced, Director
Rick Crager, Deputy Director
Nancy Cain, Chief Financial Officer
Bob Gillespie, Housing Division Administrator
Pegge McGuire, Community Resources Division Administrator
Marlys McNeill, Asset and Property Management Division Administrator
Mike Kaplan, Oregon Homeownership Stabilization Initiative Administrator
Karen Chase, Regional Advisor to the Department
John Fletcher, FMD Policy Advisor
Lisa Joyce, Policy and Communication Manager
Roberto Franco, Single Family Section Interim Manager
Roseanne Ward, Financial Services Manager
Tim Zimmer, Weatherization Assistance Manager
Aria Seligmann, Senior Communication Advisor
Melissa Torgerson, Energy Policy and Programs Coordinator
Frank Silkey, Architect
Roz Barnes, Loan Officer
Jo Rawlins, Recorder

I. CALL TO ORDER: Interim Chair John Epstein calls the July 23, 2010 meeting to order at 9:05 a.m.

II. ROLL CALL: Interim Chair Epstein asks for roll call. **Present: Tammy Baney, John Epstein, Francisco López, Nancy McLaughlin and Interim Chair Epstein. **Absent:** Mike Fieldman, Jeana Woolley (arrived at 9:25 after roll call), and Chair Maggie LaMont.**

III. PUBLIC COMMENT: None

IV. APPROVAL OF MINUTES

A. Interim Chair Epstein asks if there are any corrections to the June 11, 2010 Minutes. There being no corrections, the Motion was read:

1 **MOTION: McLaughlin moves that the Housing Council approve the**
2 **Minutes of the June 11, 2010 Council meeting.**

3 **VOTE: In a roll call vote the motion passes. Members Present: Tammy**
4 **Baney, Francisco López, Nancy McLaughlin and Interim Chair Epstein.**
5 **Absent: Mike Fieldman, Jeana Woolley and Chair Maggie LaMont.**

6 **V. RESIDENTIAL CONSENT CALENDAR: None.**

7 **VI. SPECIAL REPORTS:**

8 **A. *Governor's Update.* Danny Santos, Governor's Policy Advisor, distributes a**
9 **copy of the Governor's press release dated June 25, 2010 regarding the Reset Report. He thanks**
10 **the Council members for their service, says the Governor's office is winding down, and that they**
11 **have had a great working relationship with the Council, the department, and its staff. He gives**
12 **the following report:**

13 • *Reset Report.* Because of the economic situation, the Governor established the
14 Reset Cabinet to look at the whole spectrum of services the state and state government provides to
15 make sure it has the most efficient and accountable system possible.

16 • *Budget.* Currently in the 09-11 biennium, the state faces a \$577M budget whole.
17 The Governor's authority to deal with that is called the allotment process. It is an across-the-
18 board cut process and, in order to balance the budget, the Governor did use his authority using
19 this mechanism. It was a 9% reduction in General Fund budgets across all state agencies. It
20 appears the next biennium's budget hole is \$2.7B. With the allotment reduction of 9%, plus the
21 roll up costs associated with it, it is closer to \$900M in savings, which brings us to a \$1.8B budget
22 hole at the start of the 2011 Session. The other reality they are facing is that the economy has
23 bottomed out and they are starting to see some increases in the recovery, which they believe is
going to be far slower than the decline. There are some possibilities in the very short term for
Congress to act. There are two primary areas they are looking at: Education funds coming to the
states and FMAP, which is basically Medicare/Medicaid Funding. If those two take place, it
would be a big benefit to the state.

• *Special Session.* The Legislature is looking at options of having a special session
in September. The focus would most likely be how to assure that education does not get cut to
the current levels.

• *Transition.* He will be working with the department to put together a document
that outlines some of the accomplishments of the department so that the new governor and their
staff will know about those issues and what the activities are of the agency. They will also be
working with the budget issues for the 2011 Session and the legislative concepts of the agency.

Baney says that one of the things she does not hear about the reset efforts is that it won't matter
how much money is spent on education if children are not entering classrooms ready to learn.
She would love to hear more about the linkage between families and employment, and that food
insecurity and shelter could be hindering their ability to utilize the funds that are being spent.
Santos comments that the federal government has put in place the Early Childhood Council to
address how to get children ready to learn. He says the state has always faced these issues. If
investments can be made early, everyone can benefit, but they have never succeeded in making
those investments. Legislators recognize that those choices have a better return on investment
than anything else, but when they get down to revenues, they find themselves not getting to those
choices. Hopefully this Council can help put some of those pieces together. **López** says he has

1 been in Central Oregon, having conversations with many people, and asks how we can target that area that
2 is experiencing slow and very slow recovery. **Santos** responds that the Governor's economic revitalization
3 teams have five regional offices, and they continue to engage them about job development and other
4 opportunities. **Epstein** comments that the agency is always looking for ways to generate revenue and cut
5 costs. He asks how they can ensure that if the agency takes proactive actions to make the agency
6 economically strong, legislative sweeps do not remove what the department is trying to do. **Santos** says
7 the department should continue with the quality of work it is already doing, leveraging the resources with
8 other resources and fees, and to continue communicating with the Governor's office and the legislative
9 entities about the work the department does. The message that this agency and many others have to give is
10 to inform the public that the programs are not run with slush funds. There is a purpose for them and a way
11 that the funds are utilized. If they are not utilized, many services will end. **Merced** says he read the
12 report, and one thing he found missing was the notion of privatization of government. He asks if there
13 have been any discussions about potential restructuring from that perspective. **Santos** states that those
14 issues do come up, and it always comes down to benefit, cost savings to the state, and maintenance of the
15 service level. The agencies this has come up regarding are corrections, education, the university system,
16 and the OLCC.

8 **VII. NEW BUSINESS:**

9 **A. *Housing First* (Corvallis, OR), Housing PLUS and Trust Fund Request. **Roberto****
10 **Franco**, Single Family Section Interim Manager, introduces **Barbara Ross**, Corvallis Homeless Shelter
11 Coalition, and **Karen Chase**, Regional Advisor to the Department. He gives an overview of the write-up
12 contained in Council's packet, and explains that the Corvallis Homeless Shelter Coalition is a local non-
13 profit organization that has operated a men's cold weather shelter for the past four years. Housing First
14 will be a turnkey acquisition and re-developed project in Corvallis to provide permanent supportive
15 housing for single men and women experiencing long-term homelessness. Some of the future tenants will
16 have mental illness, alcohol and drug disabilities, and /or physical disabilities. Benton County's 10-year
17 plan to end homelessness lists the housing first and permanent supportive housing models as key
18 strategies and response to stop chronic homelessness. Because Corvallis is a college town there is
19 little affordable housing. The demand and rents are high because of the continued need presented by
20 the student population. For people experiencing homelessness the market is much harder. They will
21 not have a good credit or rental history or the means to cover a first/last month rent, or rental deposits
22 and fees. This will be the first permanent housing for homeless persons in the area, and the first to
23 come out of the community's 10-year plan to end homelessness. At the core of the planned services
and support for the future residents at the Housing First is housing stability. The Coalition works with
individual people to obtain stability in their lives. This proposed project provides the next step after
the shelter services to break the cycle of homelessness. Future tenants will receive help to access
needed services for mental health issues, substance abuse outpatient treatment, securing benefits, life
skills and financial coaching, employment training opportunities, and access to basic necessities. The
Benton County Mental Health Services is one of the most prominent partners in the services
provision. There is no debt on the project. **López** asks where the other \$300,000 will come from.
Franco explains that \$250,000 is coming from the City of Corvallis HOME program, which is a grant, and
\$50,000 as a matching grant from Spirit Mountain Community Fund. **López** asks how many people will
be housed. **Ross** says there are seven apartments; one is a one-bedroom and the rest are two-bedrooms.
They are required to accept couples with children, so around 14 people will be housed. **López** asks if they
have a commitment from the Benton County Mental Health to provide their support services. **Ross**
answers yes.

21 **McLaughlin** asks if there are eight units, or seven units. **Ross** explains that there are eight units in the
22 building, but one is used for the on-site property manager. **Woolley** asks what the square footage is of the
23 building. **Frank Silkey**, Architect, says it is 7,656 square feet. **Woolley** asks what the \$30,000
development funds will be used for. **Franco** says it is to pay for a consultant, the architect, appraisal, and
necessary costs to get to this point. **Woolley** asks how they plan to furnish the units. **Ross** states that they

1 have already received an agreement from the local furniture share organization agreeing to furnish all of
2 the units for a cost of about \$400 per unit. **Baney** asks how they will determine the criteria for who will
3 get the units, and what type of outcomes will be used to determine if it made a difference in the lives of the
4 people served. She asks if there is tracking and, if so, what it looks like. **Ross** explains that there were 138
5 homeless persons on the streets, plus 70 in shelters on the night of the count. The criteria to get in will be
6 that they must be chronically homeless, which means being homeless for one year or having repeated
7 periods of homelessness. The HOME funds require that they accept children as well, if they meet the
8 criteria. They cannot have had a violent episode within the last year, and must have the capacity to control
9 behavior to live peacefully with their neighbors. The Housing Authority will have the ultimate decision on
10 who is accepted. It is based on safety and capacity to live with their neighbors. **Franco** adds that, under
11 Housing PLUS, there is a priority population that has to be targeted in these units. There is a requirement
12 that their progress be tracked, and the sponsor provides an on-going performance report. **Woolley** asks if
13 there will be a limit on how long anyone can stay in a unit. **Franco** states that it is permanent, and there is
14 no time limit. **Woolley** asks how long he thinks the \$182,000 will last. **Franco** says that with Housing
15 PLUS the \$182,000 can be carried for a full 4-year contract, and the sponsor has to find other local
16 resources that can tap in. **Ross** adds that they think this is an important issue for them to plan for and they
17 have done so since the beginning. She says they have some very good models that give tenants the
18 opportunity to work, but also make profit for the project. They intend to continue their fundraising efforts
19 so they can save funds and make sure they do not spend their subsidies too rapidly.

9 **Woolley** asks how they are going to structure the agreement with the owner that is selling them the
10 property to make sure that they do not have to come back to Council in five years asking for money to deal
11 with the construction that needs to be rehabbed. **Ross** says that first, the OHCS architect has reviewed
12 their plan; second, they have hired the best architect they can find to re-do the plans; and third, Corvallis
13 has a top quality inspection program. Also, at Frank and Roberto's suggestion, they are employing another
14 representative of the owner to visit the project weekly. **Woolley** suggests that, since they will be buying
15 the units from the owner, it might be good to have reference checks done on the contractor. **Epstein** says
16 they might want to assure the warranties are assignable to them.

13 **MOTION: López moves that the Housing Council approve the allocation of**
14 **\$360,000 in Housing PLUS and \$150,000 in Trust Fund for the acquisition,**
15 **plus \$182,000 for rental assistance and supportive services in Housing PLUS**
16 **funds to the Housing First development project in Corvallis, Oregon. This**
17 **approval for funding is contingent upon the Corvallis Homeless Coalition**
18 **meeting all Housing PLUS and Trust Fund requirements and conditions of**
19 **award.**

17 **VOTE: In a roll call vote the motion passes. Members Present: Tammy**
18 **Baney, Francisco López, Nancy McLaughlin, Jeana Woolley and Interim**
19 **Chair Epstein. Absent: Mike Fieldman and Chair Maggie LaMont.**

19 **B. Pelican Place Apartments** (Newport, OR), General Housing Account Program (GHAP)
20 Funding Increase Request. **Roberto Franco**, Single Family Section Interim Manager, introduces **Tom**
21 **Hatley**, Community Services Consortium, **Martha Lyons**, Executive Director, Community Services
22 Consortium, and **Karen Chase**, Regional Advisor to the Department. **Franco** explains that the
23 Community Services Consortium purchased Pelican Place, a 12-plex for permanent supportive housing in
May 2009. OHCS provided Housing PLUS (\$810,000) and Trust Fund (\$150,000) dollars to help finance
the acquisition and rehabilitation. The proposed rehabilitation at the time included minor improvements
and recommendations from a pest and dry rot inspection. The total estimated rehabilitation cost and
approved budget was \$65,000. After purchase, Community Services Consortium completed a relocation
process of existing tenants and prepared a bid package for interior work. Soon after all tenants were
relocated, there was a water heater leak on the upper floor damaging three of the units. During the clean-

1 up process, evidence of extensive mold and moisture damage was discovered, particularly on the exterior
2 gypsum. In order to assess the extent of the damage, CSC hired RDH Building Sciences, Inc. of Portland.
3 Through exploratory openings, mold testing and observation, the RDH report indicated the building had
4 significant deferred maintenance issues. The most significant cost increases are due to the rebuilding
5 (reconstruction) and architectural services. The difference between the original application cost estimates
6 and the new estimates to fully remediate the site is \$257,308. The increases are all part of the package to
7 remediate the moisture related to damage to the building. As Community Services Consortium goes
8 through the construction process, they intend to look for potential savings and, along with the architect and
9 contractor, will look at project scope and specifications at weekly site meetings. They do not, however,
10 expect a lot of reductions in the scope of work to reduce project costs. It is not possible to reduce the scale
11 of the project. In order to mitigate the cost increases and financing gap, Community Services Consortium
12 has primarily focused on grant writing to foundations and has dedicated other organizational resources.
13 Community Services Consortium could resubmit an application to the Federal Home Loan Bank if they
14 have another round; however, a successful application depends upon getting a letter from City of Newport
15 officials stating that the building is substandard, but the city officials refused to provide the letter for the
16 first application since building codes had no definition for sub-standard. This was worth five points in the
17 Federal Home Loan Bank application.

18 **Lyons** states that she wants to stress that this building was sided over failed siding. The fact that the
19 siding has failed would have typically shown up in the inspection, but their inspector did not pick that
20 up. They will pursue all avenues that they need to pursue with the former owner of the building and
21 the insurance company to see if they can close any further gap to ensure that the building remains debt
22 free. **Epstein** asks about local support for the project. **Hatley** answers that they received funds from
23 Lincoln County and the title company, and they are looking to foundations. **Baney** states that often
her county would look to the state for a definition and asked if that ever came up with regard to
“substandard.” **Lyons** adds that they respectfully made that suggestion to Lincoln County, and they
are working on it, but there was the timing issue. She says that even with the five point deficit they
are number four on the waiting list for the last set of funds, but for a code issue with Newport they
would have been over the threshold.

14 **Woolley** says she will support this request, but this goes to the point she made earlier, that somehow
15 we need to help our partners figure out how to protect their interests and the interests of the owners
16 who are selling their buildings. There needs to be something in our agreements regarding due
17 diligence because it is more expensive to fix. **Lyons** says they will pursue conversations with the
18 seller and the agent. They have addressed the deferred maintenance problems, and they are borrowing
19 for the future costs. **Woolley** asks if they have a signed contract for the work. **Hatley** says they do.
20 **Woolley** asks if they have a signed proposal for the additional work. **Lyons** explains that they have
21 the original contract for the work originally anticipated, and because the balance of the work was so
22 extensive, they went out for an RFP and had people look at the project.

18 **Epstein** points out that their organization has made a loan to this project at 0% interest, and asks if
19 any money they get will be used to pay back their loan, so the department’s money would be left as a
20 grant. He asks what their motivation is and if they are trying to pay back their own loan. **Hatley**
21 says their motivation is trying to be debt free so the remaining dollars can go to pay for services to the
22 tenants. **Lyons** states that their agency is not set up to make loans at this time. They do not maintain
23 a large amount of money in unrestricted funds. In order to remain financially viable, they do need to
pay themselves back. Their motivation is to get people housed. There are no hidden agendas.
Epstein says he is trying to be fair to them and the department. **Hatley** says there is an additional
weatherization fund that has been committed to the project. **Epstein** says Council originally approved
this project with them carrying a \$47,000 debt. He appreciates them having to go to \$84,000 and
trying to get that money back. If they get more money, that money first would go to them buying

1 back down to the \$47,000, which would take them back to the original application Council approved.
2 He suggests that if they get any money beyond the \$47,000, that it be shared so that for every dollar
3 beyond the \$47,000, fifty cents would go to them and fifty cents would go to the department. **Lyons**
4 says the cost of improvements is now higher, and asks what if it does not take \$100,000 and they do
5 not use up all that money. **Epstein** states that they would submit bills to the department and would
6 draw down. **Crager** comments that essentially what they have suggested is a forgivable loan as
7 opposed to a grant. **Nancy Cain** says that the amount of the grant is dependent on any sources, not
8 that it is a loan. There is no recovery beyond \$35,000. 50% of the amount will be repaid to OHCS.
9 **Epstein** says the original loan on this project was \$48,000; their new loan is \$81,000; so the is
10 difference \$33,000. The first \$33,000 would go to them; anything beyond that would be split 50/50.
11 **Lyons** says that is very reasonable. **Merced** says the department will work out the amended motion
12 language that will include some sort of sunset provision, and it will be reflected in the minutes.
13 **Epstein** states that Council will approve this and the agency will craft a repayment agreement.

14 **AMENDED MOTION:** **Woolley** moves that the Housing Council
15 approve a funding increase of \$100,000 in GHAP funds for the
16 reconstruction of Pelican Place Apartments in Newport, Oregon. This
17 approval for funding is contingent upon the Community Services
18 Consortium meeting GHAP requirements and conditions of award.
19 *Should additional funding be received for the project beyond \$33,662,*
20 *50% of those additional funds will be used to pay back the \$100,000*
21 *Housing Trust Fund award. This requirement will sunset two years*
22 *from the grant award.*

23 **VOTE:** In a roll call vote the motion passes. **Members Present:**
24 **Tammy Baney, Nancy McLaughlin, Jeana Woolley and Interim Chair**
25 **Epstein. Absent: Mike Fieldman, Francisco López and Chair Maggie**
26 **LaMont.**

27 **VIII. OLD BUSINESS:** None

28 **IX. REPORTS:**

29 **A. Document Recording Fee Update.** **Bob Gillespie**, Housing Division
30 Administrator, and **Nancy Cain**, Chief Financial Officer. **Cain** distributes a handout that shows
31 the budgeted dollars, the budgeted revenue to date by broad program area, and a comparison
32 section. To date the department has received over \$1M above the projection. She says she
33 believes the receipts have been higher than is expected going forward. During the last two
34 quarters the home buyer tax credits were in effect, and they expect the current quarter to be about
35 where the previous quarters have been. Although the credits ended April 30, closings do not have
36 to occur until September 30. Housing starts are now down 30%. At this point the department is
37 sticking to the original budget amount of \$15M. There is also a timing issue. In the last quarter,
38 the money will not be received until the present biennium is over. She says they have to be
39 careful about committing and allocating the last quarter's resources. **Woolley** asks if these reflect
40 the cuts. **Cain** explains that this is all Other Fund revenue. **Crager** states that the Emergency
41 Housing Account portion of this, which is being collected as Other Funds, is essentially a
42 replacement of General Fund that was cut last biennium. One of the ongoing risks, and a concern
43 to the department is if those revenues grow, then the thought might be that we do not need the
44 General Fund. If you look at the homelessness count, which continues to rise, it is clear that we
45 need even more money to respond to that issue. **Woolley** asks if the department cut the two top

1 programs in General Fund. **Cain** says yes, that is right. **Woolley** asks if they are using the money
2 left for more things. **Cain** says yes. They are asking EHA to do what SHAP was doing before.
3 This is one exception to allocating at the budgeted rate. The department chose to fully allocate
4 what it had received. **Woolley** asks if she thinks allocating the budgeted amount creates any
5 political liability for the department. **Cain** says that by May first they will probably have over-
6 allocated. **Crager** adds that she raises a great question. It will become part of the messaging that
7 we deliver in terms of the need that we have and the dollars that are necessary to fill that need.
8 **Cain** says that any reserves will be allocated prior to May first. **Merced** comments that the
9 political risk is always there. There is a risk in that we are even getting the document recording
10 fee. It is in how we message it and that we get the money out the door when we say we will.

11 **Gillespie** says the allocation percentages are legislatively mandated, and the bill was passed by a
12 coalition of a lot of interest groups. The items on the handout under homeownership assistance
13 include training, homeowner education, regional housing centers (includes foreclosure
14 counseling), down payment assistance (to help restart the single family program), and
15 discretionary funds (the idea is to use these for new creative ideas). **McLaughlin** asks if he sees
16 Homeownership Assistance shifting in any way as a result of the Hardest Hit Funds. **Crager**
17 responds that they initially dedicated these dollars, prior to the Hardest Hit Fund being
18 implemented, around the regional housing centers, and that will be a key investment that will
19 compliment the Hardest Hit Fund. In terms of the Other Fund dollars, he says he does not
20 anticipate a major shift. **Gillespie** states that the Hardest Hit Fund is about foreclosure
21 counseling, and they will take a portion of those funds and gear up the regional housing centers to
22 handle that. **Merced** says the department does get foreclosure mitigation money from another
23 federal stream, and it will certainly partner with Hardest Hit and those resources to the regional
24 housing centers. The discretionary fund is something the department likes to call the innovation
25 fund. **Gillespie** states that the General Housing Account Program includes the needs assessment
26 revolving loan fund. He gives an overview of the handout, pointing out that Partner Capacity
27 Building is for organizations throughout the state. The department has done the first RFP and
28 there were six grants at \$50,000 each. The department will do another RFP and make awards by
29 June 2011. They are looking for something that creates a permanent result. Training and
30 technical assistance would be contracted by the department and third parties.

31 **B. Federal Stimulus Plan Update.** **John Fletcher**, FMD Policy Advisor, distributes
32 a copy of the ARRA report and gives an overview. He says the department is on track and
33 meeting all targets. Yesterday, additional appropriation was passed for NSP3 (\$1B nationwide;
34 Oregon may be getting about \$5M). AmeriCorp funding is nearing its completion date in
35 September.

36 **C. Housing Council Strategic Plan.**

37 ● *Proposed Agenda Format.* **Victor Merced** deferred this discussion until
38 the next Council meeting.

39 ● *Brochure.* **Rick Crager** distributes copies of the draft brochure and action
40 plans, reporting that Council has reviewed and approved all of the action plans for the seven
41 strategic initiatives. The strategies fall into three themes: clarifying and improving the role of
42 the Council; creating advocacy and outreach opportunities; and understanding and acting on
43 specific policy initiatives. There are lead Council members assigned to each initiative, and
44 changes have been made to reflect the two new council members who have replaced the

1 departing Council members. The handouts show the individual action plans and the steps needed
2 to accomplish each objective.

3 • *CFC Green Building.* **Bob Gillespie**, Housing Division Administrator,
4 says that one of the most difficult things was to define "green." The department's definition
5 includes energy efficiency, energy generation, indoor air quality, water treatment usage and
6 conservation, tenant education, deconstruction and use of renewable resources. He says they
7 were cautious because it was not defined and they did not want to be in the business of product
8 testing. Attempted green building legislation that did not pass offered the lesson that if the
9 department did not adopt a standard, one would be handed to us. An RFP was done to find a
10 standard, realizing there were different capacities around the state, and it had to work with
11 construction and acquisition/rehab. We asked them to look at the question of adopting a standard
12 or developing one of our own. The answer was to adopt a standard. We were looking for a
13 standard that would be consistent with what was already occurring. We contracted with
14 Greenbuilding Services, and they added the element of assessing the capacity of urban versus
15 rural and what their experience was with different types of green building standards. The
16 conclusion was that they had a preference for two standards. The next step was implementing
17 this for the department, starting in the Spring CFC last year. It was not made a requirement, but
18 it was assigned ten points. Once the department awards an application, we ask that a green
19 building company assess and determine that the project meets the green standard. Upon
20 completion, that same organization will certify that the work was done. This enables our
21 partners to have a shopping list. It was necessary for the department to develop a standard for
22 smaller rehab projects with a shopping list. It is now time to revisit what is being used for
23 acquisition and rehab standards. **Woolley** asks if Council can have copies of the report.
Gillespie says he will send it electronically.

12 • *Weatherization Programs.* **Pegge McGuire**, Community Resources
13 Division Administrator, introduces **Tim Zimmer**, Weatherization Assistance Manager, and
14 **Melissa Torgerson**, Energy Policy and Programs Coordinator. She says that one of the things
15 they heard in talking with Stuart Liebowitz and some of the other Council members was the
16 phrase "constructing for deconstruction," which struck her as the best way to talk about the
17 bridge between the Housing Division and the Weatherization Unit. As the projects are
18 developed they have to think ahead. The standards are changing at the speed of light. There
19 may be better technology that allows for greater efficiency a few years down the road, and they
20 may need to go back in and remove the measures they installed and replace them. As they do
21 that they find it is nearly impossible to get the savings measures that are needed from some of the
22 older buildings to make sense and meet the requirements. The department has engaged the
23 services of 3E Strategies to develop some ways between Housing and Weatherization to better
integrate what they have planned. **Zimmer** explains that the primary mission of the
weatherization program is to reduce energy costs to low-income families. The weatherization
program is an energy efficiency program. Over the past ten years things have arisen,
technologies have improved and they are finding a lot of issues with mold and moisture. The
things that contribute to those issues have to be identified and alleviated. Lead and carbon
monoxide are other issues. They want to preserve affordable housing. Weatherization is a
renovation program. OHCS contracts with twenty community-based organizations statewide.
Three of those organizations are Native American tribes. They have also contracted with county
governments, and community action agencies. Income eligibility is the primary determining
factor. The current standard is 200% of federal poverty level, and the LIHEAP grant is 60% of
state median income, so there are two different income guidelines that they have to follow. After
an application is submitted, a certified and trained energy auditor is sent out to assess the

1 property. The energy auditor develops a list of cost effective and health and safety measures.
2 They then identify what they will do and install the energy efficiency measures. Client education
3 is an important part of the program. They require that 100% of all weatherization completions
4 receive an inspection. Technology has changed and they require that there are updates on
5 training. There are many types of sites that they serve: single family site built, manufactured
6 homes, multi-family properties. The majority of what they work on are single family sites.

7 **Woolley** asks if there is a maximum grant that can go to a project if it is multifamily. **Zimmer**
8 responds that if they address a multifamily property, at least 66% of the tenants must qualify, so
9 they can attribute a per unit expenditure cost to the number of qualified applicants. They install
10 insulation, air sealing, heating and cooling modifications, compact fluorescent lighting, replace
11 refrigerators, water heaters, microwave ovens, and encourage the replacement of washing
12 machines. Weatherization related repairs have to be included in the cost effective calculation,
13 which would include the repair of a small leak of a roof, to allow insulation to be installed in the
14 attic. The primary funding sources are the US Department of Energy, Weatherization Assistance
15 Program, ARRA, LIHEAP, Energy Conservation helping Oregonians and Bonneville Power
16 Administration. They served 4,626 households in the last fiscal year. Energy savings was 94.1B
17 BTUs as a result of that, or \$2.7M in savings. That is equivalent to 16,108 barrels of crude oil,
18 and reduction of carbon emissions by 1,587 tons. Before ARRA they served 3,800 households.
19 With ARRA they have reached their goal and served 1,764 additional households. Employment
20 impacts with ARRA funds will continue to go up for one more quarter and then will be at full
21 capacity. The newest requirement with ARRA dollars is to ensure that Davis-Bacon wages were
22 paid. **McGuire** says there was also a burdensome accounting piece that needed to be done,
23 which gave the CAP agencies extreme levels of concern. A staff person was added to help walk
people through that process. **Zimmer** adds that it has allowed them to track every hour that has
been worked -- 67,592 hours at the job sites. **Crager** states that Council needs to decide what to
do with the reports on sustainability. **Woolley** says she would like to have reports with
recommendations. **McLaughlin** suggests that this will role into policy and other parts of the
strategic plan.

15 **D. Oregon Revised Statute Redraft.** **Rick Crager** distributes a redlined copy of
16 language recommended by Dee Carlson in order to clarify the role of Council regarding advising
17 versus developing policy. The current language in the statute contains leftover language from
the combination of the Council as a housing agency and community resources. The language has
been drafted as a legislative concept. He asks that Council review it and give him any comments
they might have.

18 **E. Oregon Homeownership Stabilization Initiative Update.** **Mike Kaplan**, Oregon
19 Homeownership Stabilization Initiative Administrator, reports that the department has been
20 working with Treasury to get the final proposal approved. Articles of Incorporation have been
21 filed and Bylaws prepared for the entity that is being formed to receive the funds. The
22 Department of Justice has issued their legal opinions. DOJ felt there might be a conflict of
23 interest, so private legal counsel for the entity has been retained. The department will be
working on the issue of where state funding ends and funds for the entity begin. Over the next
couple of weeks he will be hiring staff as quickly as possible. The department will reach out to
the community to those who will be working with the agency on this program, including banks,
regional housing centers, and local government officials. He says they will continue to refine the
programs, the design of them, how to implement them, and how to report to Treasury.

1 **McLaughlin** asks about the timing for closing and for getting the dollars out. **Kaplan** says the
2 final proposal will be submitted later today, and closing is scheduled for August 3rd. **Crager**
3 comments that Treasury thought the department was a little ambitious in terms of how it was
4 describing itself as “fully” operational. We said 120 days, but have changed that to 150 days to
be operational. **Woolley** asks who the department has hired as legal counsel. **Crager** says it is
Orrick, Herrington and Sutcliffe. The firm has a lot of experience with housing finance agencies
and they have been the department’s bond counsel in the past. They have also been working
with California and Nevada to close their Hardest Hit Fund transactions.

5 **F. Report of the Chief Financial Officer.** **Nancy Cain** reports that the department’s
6 budget narrative is being finalized and is due to DAS on Monday, August 2. The department is
7 in the process of selling two refunding issues for single family in the amount of \$93.9M. The
expected closing date is August 24. They are also doing a refunding issue on the MultiFamily
Housing Revenue Bonds, which is in the risk share bond indenture. The financial statement
audit is beginning.

8 **G. Report of the Deputy Director.** **Rick Crager** reports that he has already given his
9 report by the items he discussed in today’s meeting. At the next Council meeting, Council will
be approving CFC awards. The CFC process has included third party evaluations, which has not
been done in the past.

10 **H. Report of the Director.** **Victor Merced** reports the following:
11 ● The next Council meeting will be at an off-site location.
12 ● The Community Action Partnership of Oregon’s board would like to have another joint
13 meeting with Council, either in December or February.
14 ● He reminds Council that NCSHA is having board training for HFA board members in
Portland and asks them to let him know today if they are interested in attending. The
department has been asked to either set up a sustainability panel, or a tour of some of the
projects in downtown Portland.

15 **X. FUTURE AGENDA ITEMS.** **Merced** says that according to the Council Bylaws,
16 Council can appoint a Vice Chair, which will be discussed at the next meeting.

17 **Interim Chair Epstein** adjourns the meeting at 1:04 p.m.

18
19

<u>Maggie LaMont, Chair</u>	<u>DATE</u>	<u>Victor Merced, Director</u>	<u>DATE</u>
Oregon State Housing Council		Oregon Housing & Community Services	

**CONSOLIDATED FUNDING CYCLE – 2010
PROPOSED RESERVATIONS**

Total Applications Received: 42

Selected For Funding: 23

Stand-by: 3

Program Totals:

<i>Program</i>	<i>Requested</i>	<i>Advertised</i>	<i>Proposed</i>
TRUST FUND	\$11,075,039	\$3,000,000	\$3,596,000
GHAP	\$4,000,000	\$4,000,000	\$4,000,000
HOME	\$14,174,793	\$5,000,000	\$7,583,849
LIHTC	\$15,359,868	\$9,000,000	\$10,656,911
OAHTC	\$10,636,207	\$14,000,000	\$7,466,739
HPF	\$7,449,854	\$4,500,000	\$5,419,622
LIWP	\$399,882	\$900,000	\$325,151

Summary Of Proposed & Contingent Reservations:

Average Leverage:	HDGP (Trust Fund) / GHAP:	\$41.95
	All Grant Programs:	\$ 6.73
Average Years of Commitment:		49
Total Project Costs:		\$154,464,710
Sponsor Type:	CHDO:	10 Funded Out Of 14
	Local Government:	0 Funded Out Of 0
	Housing Authority:	4 Funded Out Of 8
	Non-Profit:	6 Funded Out Of 12
	For-Profit:	6 Funded Out Of 8
Type of Project:	New Construction:	12
	Acquisition / Rehab:	13
	Rehabilitation only:	1

	<i># of Units</i> <i>61- 80%</i>	<i># of Units</i> <i>51-60%</i>	<i># of Units</i> <i>41-50%</i>	<i># of Units</i> <i>31-40%</i>	<i># of Units</i> <i>Below 30%</i>	<i># Mgr</i> <i>Unit</i>	<i>Total</i>
<i># of Units</i>	50	416	355	96	84	9	1010
<i>Performance Goal</i>	--	35%	35%	13%	10%	--	
<i>% of Goal Met</i>	5%	42%	35%	10%	8%	<1%	100%

*50 units are above a 60% rent cap. These are preservation units where rent, including rental subsidy, may exceed a 60% rent limit.

**425 of the 1,010 units funded have HUD or RD project-based assistance attached which ensures that the tenant pays just 30% of their income for household expense. Anticipate that the majority of tenants will have incomes at or below 50% MFI, many with incomes at or below 30% MFI.

Proposed Reservations By Performance Measures Goal – Special Needs:

	Homeless	Elderly	Farmworker	Disabled, with services for:			Veterans	Children	Total Special Needs	Total Units All Proposed
				CMI	DD	Physically				
# of Units	10	287	88	0	22	12	8	94	521	1,010
% per Pop.	2%	55%	17%	0%	4%	2%	2%	18%	100%	
<i>Perf. Goal</i>									50%	
<i>% of Goal Met</i>									52%	

Funding Reservation By Regional and Set Aside Distribution:

REGION	HDGP	GHAP	HOME	LIHTC	OAHTC	HPF	LIWP
Urban / Metro (Preservation Set-Aside)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Urban / Metro (NC & Non-Pres A/R)	\$200,000	\$900,000	\$0	\$3,319,792	\$4,804,000	\$0	\$143,441
Multnomah County (Preservation Set-Aside)	No Applications Received						
Multnomah County (NC & Non-Pres A/R)	\$900,000	\$500,000	\$0	\$2,610,000	\$0	\$0	\$181,710
Rural (Preservation Set-Aside)	\$1,900,000	\$1,600,000	\$3,810,300	\$1,875,674	\$2,662,739	\$5,419,622	\$0
Rural (NC & Non-Pres A/R)	\$596,000	\$1,000,000	\$3,773,549	\$2,851,445	\$0	\$0	\$0

OHCS 2010 CFC STATEWIDE DISTRIBUTION FOR HOUSING COUNCIL

PROJECT NAME	CITY	SPONSOR	TRUST FUND	GHAP	HOME	LIHTC	QAHTC	HPF	LWPF	TOTAL COSTS	COST PER UNIT	CONSTR/ SQFT	TYPE	TERM	
85 Causey	Happy Valley	Causey Affordable Ventures LLC	\$0	\$300,000	\$0	\$870,000	\$1,179,000	\$0	\$56,965	\$8,658,196	\$211,176	\$121.94	NC	40	
Almsworth Court	Portland	Housing Authority of Portland	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$1,980,000	\$22,500	\$36.99	R	60	
Alexander Ct - Seavey Meadows	Corvallis	Williamette Neighborhood Hsg Svcs	\$0	\$200,000	\$0	\$870,000	\$2,125,000	\$0	\$0	\$10,641,383	\$221,253	\$142.30	NC	50	
Arends Plaza I & II	Hood River	Sheller Resources Inc	\$0	\$200,000	\$700,000	\$533,338	\$0	\$0	\$0	\$6,860,014	\$110,645	\$55.08	AR	50	
Bella Vista / Riverside Apts	Portland	Columbia Cascade Housing Corp	\$0	\$500,000	\$831,380	\$509,230	\$0	\$0	\$0	\$6,733,333	\$124,691	\$60.75	AR	60	
Belfrage Station Apts	Portland	ROSE CDC	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,222,724	\$130,568	\$54.02	AR	60	
Cascade Meadows Senior Apts	Cascade Locks	Columbia Cascade Housing Corp	\$0	\$100,000	\$1,008,669	\$0	\$0	\$0	\$0	\$3,215,479	\$247,345	\$192.07	NC	60	
Castle Rock Apts	Boardman	Umatilla County Housing Authority	\$200,000	\$0	\$650,000	\$870,000	\$0	\$0	\$0	\$8,501,801	\$212,545	\$136.32	NC	50	
Carnerbury Hills	Medford	Housing Authority of Jackson Co	\$0	\$200,000	\$600,000	\$670,000	\$0	\$0	\$0	\$6,875,000	\$184,896	\$129.21	NC	60	
High Desert Commons	Redmond	TimberRiver Development Inc	\$0	\$200,000	\$683,000	\$602,215	\$0	\$0	\$0	\$5,897,494	\$210,625	\$103.09	NC	50	
Hillsdale Terrace	Portland	Housing Authority of Portland	\$0	\$0	\$0	\$870,000	\$0	\$0	\$108,710	\$11,025,907	\$275,648	\$167.25	NC	60	
Juniper Gardens Apts	Forest Grove	Blenestar	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$5,783,748	\$240,980	\$139.34	NC	30	
Keareny 2	Bend	Cascade Community Development	\$396,000	\$0	\$0	\$0	\$0	\$0	\$0	\$53,000	\$92,167	\$73.88	NC	30	
La Grande Retirement Apts	La Grande	Christian Development and Mgmt Inc	\$200,000	\$0	\$0	\$328,349	\$1,075,000	\$740,002	\$0	\$4,094,900	\$88,802	\$37.68	AR	30	
Leisure Way Apts	Walla Walla	Christman Development and Mgmt Inc	\$200,000	\$0	\$0	\$0	\$190,000	\$68,300	\$0	\$89,300	\$73,663	\$25.22	AR	30	
Melburn Village Apts	Vale	St Vincent dePaul Society of Lane Co	\$0	\$500,000	\$0	\$0	\$0	\$500,000	\$0	\$2,231,247	\$92,969	\$69.48	AR	30	
MCCOY Village	Portland	Caritas Housing Initiatives LLC	\$200,000	\$0	\$0	\$870,000	\$0	\$0	\$0	\$11,098,866	\$201,798	\$154.62	NC	60	
Oakridge Park	Lake Oswego	Northwest Housing Alternatives Inc	\$200,000	\$0	\$0	\$759,792	\$0	\$0	\$0	\$6,722,375	\$242,159	\$165.82	NC	60	
Spring Street Apts	Medford	Northwest Housing Alternatives Inc	\$0	\$200,000	\$0	\$435,487	\$1,397,739	\$1,627,524	\$0	\$86,476	\$10,897,172	\$210,042	\$48.87	AR	60
Summeret Village	Sublimity	Farmworker Housing Development Corp	\$500,000	\$0	\$0	\$0	\$0	\$100,000	\$0	\$2,997,149	\$108,215	\$73.33	AR	50	
West Hotel	Portland	Maccdonald Center	\$200,000	\$0	\$680,300	\$0	\$0	\$0	\$0	\$10,189,391	\$242,605	\$193.14	NC	60	
Westside Apts	Slayton	Farmworker Housing Develop Corp	\$500,000	\$0	\$700,000	\$0	\$0	\$708,724	\$0	\$2,974,735	\$123,947	\$72.91	AR	50	
Willakenzie Crossing	Eugene	Metropolitan Affordable Hsg Corp	\$0	\$0	\$0	\$820,000	\$1,500,000	\$0	\$0	\$8,926,786	\$159,407	\$120.79	NC	50	
Stand-by:		Statewide Proposed:	\$3,096,000	\$3,400,000	\$6,053,849	\$10,078,411	\$7,466,739	\$3,744,550	\$325,151	\$144,459,980					
Brookside Ct Apts	Roseburg	Umpqua CDC	\$0	\$200,000	\$0	\$578,500	\$0	\$795,000	\$0	\$6,378,425	\$130,172	\$120.81	AR	35	
Village, The	Momouth	Guardian Affordable Hsg Develop LLC	\$0	\$500,000	\$1,530,000	\$0	\$0	\$440,000	\$0	\$3,626,305	\$197,665	\$129.92	AR	50	
WV/East	Hood River	Columbia Cascade Housing Corp	\$500,000	\$0	\$0	\$0	\$1,577,572	\$0	\$0	\$1,577,572	\$63,103	\$20.51	AR	40	
Funding amounts to be determined		Statewide Stand-by:	\$500,000	\$700,000	\$1,530,000	\$578,500	\$0	\$1,675,072	\$0	\$11,582,302					
Funds to be determined by Stand-by		Statewide Advisised:	\$3,000,000	\$4,000,000	\$5,000,000	\$9,000,000	\$14,000,000	\$4,500,000	\$900,000	\$156,042,282					
Not Proposed:		Statewide Total Proposed:	\$3,596,000	\$4,100,000	\$7,583,849	\$10,656,911	\$7,466,739	\$5,419,622	\$325,151	\$156,042,282					
Almaden Project	Eugene	Oregon Supported Living Program	\$333,212	\$0	\$0	\$0	\$0	\$0	\$0	\$333,212	\$333,212	\$112.09	R	30	
Alona Place	Junction City	St Vincent dePaul Society of Lane Co	\$500,000	\$0	\$1,000,000	\$845,000	\$0	\$0	\$0	\$8,530,728	\$213,288	\$192.63	NC	50	
Applegate Apts	Cottage Grove	Mainstream Housing Inc	\$600,000	\$0	\$943,610	\$0	\$175,468	\$0	\$0	\$1,669,700	9,884	\$75.82	AR	50	
Columbia Hills Manor	Arlington	Columbia Hills Manor Inc	\$500,000	\$0	\$439,303	\$0	\$218,000	\$0	\$0	\$1,638,496	\$204,812	\$135.30	NC	40	
Generations	Medford	OnTrack Inc	\$300,000	\$0	\$1,000,000	\$870,000	\$0	\$0	\$0	\$11,293,396	\$268,890	\$176.13	NC	30	
Gutter Hotel Apts	Enterprise	Community Connection of NE Oregon	\$100,000	\$0	\$813,520	\$0	\$138,500	\$0	\$0	\$1,052,020	\$131,503	\$50.57	AR	30	
Holy Tree Village	Beaverton	Housing Authority of Washington Co	\$500,000	\$0	\$0	\$0	\$704,206	\$0	\$0	\$1,204,206	\$8,801	\$7.90	R	30	
Jardens Park Apts	Mcminville	Yarnhill CDC	\$200,000	\$0	\$244,511	\$405,980	\$0	\$0	\$0	\$4,782,400	\$132,289	\$85.34	AR	40	
Jardens Ct Apts	Madras	St Vincent dePaul Society of Lane Co	\$500,000	\$0	\$0	\$0	\$0	\$450,000	\$0	\$1,946,111	\$7,850	\$45.06	AR	30	
Little Deschutes Lodge II	La Pine	PC Affordable Housing Inc	\$192,366	\$0	\$500,000	\$26,560	\$412,500	\$0	\$0	\$4,809,205	\$184,969	\$130.95	NC	60	
Norsman Village Apts	Junction City	HAOSA	\$2,053,461	\$0	\$0	\$0	\$0	\$0	\$0	\$2,941,638	\$66,855	\$99.38	R	30	
Nuevo Amanecer IV	Woodburn	Farmworker Housing Develop Corp	\$200,000	\$0	\$500,000	\$870,000	\$1,350,000	\$0	\$59,131	\$9,552,914	\$238,823	\$151.18	NC	40	
Ocean Winds	Brookings	Lovelace Development LLC	\$200,000	\$0	\$900,000	\$670,000	\$0	\$0	\$0	\$8,503,251	\$212,581	\$140.54	NC	50	
Punam Lots	Bend	Housing Works	\$200,000	\$0	\$0	\$315,407	\$0	\$0	\$0	\$3,006,208	\$308,621	\$227.13	NC	60	
St Joseph's Shelter	Mount Angel	St Joseph's Shelter	\$600,000	\$0	\$650,000	\$0	\$0	\$0	\$0	\$2,165,800	\$120,311	\$144.33	R	50	
Tarkington Square	Hillsboro	Housing Authority of Washington Co	\$500,000	\$0	\$0	\$0	\$0	\$376,026	\$0	\$878,026	\$35,212	\$19.25	R	30	
Not Proposed:		Not Proposed:	\$7,479,039	\$0	\$6,580,944	\$4,702,957	\$3,169,468	\$2,030,232	\$74,731	\$64,375,109					
Statewide Requested:			\$11,075,039	\$4,100,000	\$14,174,793	\$15,359,868	\$10,636,207	\$7,448,851	\$399,882	\$220,412,391					

OHCS 2010 CFC STATEWIDE DISTRIBUTION FOR HOUSING COUNCIL

PROJECT NAME	POPULATION (SVCS)	PREP	NEW RD / HUD	TOTAL UNITS	# <80%	# <70%	# <60%	# <50%	# <40%	# <30%	N/A	# SRO	# STU	# 1 BR	# 2 BR	# 3 BR	# 4 BR	# MGRS	# BEDS	# ACC	# VISIT	# NET	# PBA
85 Causey	FAM			41	0	0	16	26	0	0	0	0	0	4	19	6	0	0	0	3	41	41	0
Almsworth Court	FAM			88	0	0	86	10	12	0	0	0	0	64	24	0	0	0	0	0	0	0	0
Alexander Ct - Seavey Meadows	HOM FAM			49	0	0	9	48	0	1	0	6	6	18	18	0	1	0	6	35	49	0	0
Arands Place I & II	FAM ELD DIS (PHY)			62	0	31	0	8	22	1	0	0	35	21	5	0	1	0	4	0	0	0	0
Bella Vista / Riverside Apts	FAM	x		54	0	0	16	38	0	0	0	0	0	27	27	0	0	0	13	13	0	0	0
Bellrose Station Apts	VETS FAM CH			40	0	0	5	28	0	7	0	0	0	0	31	9	0	0	0	0	0	0	0
Cascade Meadows Senior Apts	ELD		202	13	0	0	1	0	12	0	0	0	0	12	0	0	1	0	1	13	13	0	0
Castle Rock Apts	FAM		514	40	0	0	33	6	0	0	1	0	0	8	18	6	0	0	0	36	40	39	0
Canterbury Hills	FAM			48	0	21	0	27	0	0	0	0	14	24	10	0	0	0	3	33	0	20	0
High Desert Commons	FAM DIS (PHY)		RD 515	28	0	0	0	0	27	0	1	0	0	17	10	0	1	0	4	14	28	0	0
Hillside Terrace	FAM		Hope VI	40	0	7	6	6	0	21	0	0	0	5	7	28	0	0	0	2	32	40	21
Juniper Gardens Apts	FAM FW		514	24	0	0	0	24	0	0	0	0	0	0	7	13	4	0	0	2	24	24	24
Kearney 2	DIS (DD PHY)			6	0	0	1	5	0	0	0	0	0	0	0	0	0	0	3	3	6	0	0
La Grande Retirement Apts	ELD	x		46	0	0	44	2	0	0	0	0	2	44	0	0	0	0	5	46	0	46	0
Leisure Way Apts	ELD	x		8	0	0	7	1	0	0	0	0	0	7	1	0	0	0	1	8	0	8	0
Mathur Village Apts	FAM	x		24	0	0	23	0	0	0	1	0	0	8	15	0	0	1	0	1	5	0	24
McCoy Village	YO FAM CH			55	0	0	0	48	0	6	1	0	10	20	15	10	0	0	3	7	55	0	0
Oakridge Park	ELD		202	45	0	0	1	0	44	0	0	0	0	44	0	0	0	1	0	45	45	44	0
Spring Street Apts	ELD	x		56	0	0	56	0	0	0	0	0	0	50	6	0	0	0	1	56	0	56	0
Summeret Village	ELD	x		24	0	0	0	24	0	0	0	0	0	22	2	0	0	0	2	4	24	24	0
West Hotel	FAM			42	0	0	0	42	0	0	0	0	42	0	0	0	0	0	3	42	42	0	0
Westside Apts	FAM	x		24	0	0	0	23	0	0	1	0	0	8	16	0	0	0	2	2	24	24	0
Willakentle Crossing	DIS (DD) FAM			56	0	0	39	0	0	16	1	0	8	16	26	6	0	0	28	28	56	0	0
Stand-by:				913	0	28	352	355	96	84	8	6	70	357	289	165	20	6	0	87	487	487	330
Brookside Ct Apts	ELD			50	0	0	49	0	0	0	1	0	24	26	0	0	0	1	0	3	22	0	49
Village, The	ELD DIS (PHY)	x		23	22	0	0	1	0	0	0	0	23	0	0	0	0	0	0	2	23	22	0
Wy-East	FAM FW DIS (PHY)	x	514/515	25	0	0	16	8	0	1	0	0	0	8	9	8	0	0	2	0	0	24	0
* Funding amounts to be determine.				98	22	0	65	9	0	0	2	0	24	49	8	9	8	1	0	5	24	23	95
* Funds to be determined by Stand-				1,011	22	28	417	364	96	84	10	6	94	406	297	174	28	7	0	92	511	510	425
Not Proposed:																							
Almaden Project	DIS (DD) RO			1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	4	0	1	0
Alora Place	FAM			40	0	0	9	39	0	1	0	0	9	20	11	0	0	0	2	40	40	0	0
Applegate Apts	DIS (DD)			16	0	0	13	13	3	3	0	0	16	0	0	0	0	0	0	6	0	0	0
Columbia Hills Manor	ELD			8	0	0	4	4	0	0	0	0	2	6	0	0	0	0	0	8	8	0	0
Generations	ADR FAM ELD			42	0	0	11	31	0	0	0	0	13	26	3	0	0	0	3	42	0	0	0
Goffer Hotel Apts	ADR DIS (CMI)			8	0	0	5	3	0	0	0	0	2	6	0	0	0	0	0	0	0	0	0
Holly Tree Village	ELD DIS (PHY)	x		140	0	0	140	0	0	0	0	0	140	0	0	0	0	0	14	140	0	140	0
Jardina Park Apts	FAM	x		36	0	0	0	36	0	0	0	0	12	20	4	0	0	0	0	2	0	0	0
Jefferson Ct Apts	FAM	x		26	0	0	25	0	0	1	0	0	10	15	0	0	0	1	0	13	0	25	0
Little Deschutes Lodge II	HOM ELD			26	0	0	0	12	7	7	0	0	0	22	4	0	0	0	2	26	26	0	0
Norseman Village Apts	ELD	x		44	0	0	0	43	0	0	1	0	16	24	3	0	0	1	0	3	0	0	0
Nuevo Amanecer IV	FAM FW			40	0	0	37	40	0	0	0	0	5	15	19	0	1	0	2	26	40	0	0
Ocean Winds	FAM DIS (PHY)		515	40	0	0	33	6	0	0	1	0	0	8	23	8	0	1	0	2	24	40	0
Putnam Lofts	FAM			10	0	0	0	10	0	0	0	0	9	1	0	0	0	0	0	10	10	0	0
St. Joseph's Shelter	FAM HOM FW DIS (PHY)			18	0	0	0	16	4	10	0	0	4	0	14	0	0	0	2	12	20	24	0
Talkington Square	ELD	x		48	0	1	47	0	0	0	0	0	0	48	0	0	0	0	5	48	48	47	0
				543	0	1	324	254	14	20	4	0	20	320	153	45	1	4	4	36	398	233	236
				1,554	22	28	741	618	110	104	14	61	114	726	450	219	29	11	4	128	909	743	661

OHCS 2010 CFC
REGIONAL AND SET-ASIDE DISTRIBUTION
FOR HOUSING COUNCIL

PROJECT NAME	FED FUN DS	CITY	REGI ON	SPONSOR	TRUST FUND	GHAP	HOME	LHTC	OAHTC	HPF	LIWP	TOTAL COSTS	TYPE	TOTAL UNITS
URBAN/METRO														
Preservation														
Not Proposed:														
Holly Tree Village		Beaverton	NW	Housing Authority of Washington Co	\$500,000	\$0	\$0	\$0	\$0	\$704,206	\$0	\$1,204,206	R	140
Tankington Square		Hillsboro	NW	Housing Authority of Washington Co	\$500,000	\$0	\$0	\$0	\$0	\$376,026	\$0	\$876,026	R	48
				TOTAL:	\$1,000,000	\$0	\$0	\$0	\$0	\$1,080,232	\$0	\$2,080,232		188
				AVAILABLE:	\$1,087,500	\$0	\$0	\$1,500,000	\$0	\$765,000	\$0			
				PROPOSED:	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
				BALANCE:	\$1,087,500	\$0	\$0	\$1,500,000	\$0	\$765,000	\$0			0
New Construction & Non-Pres														
Proposed:														
85 Causey		Happy Valley	NW	Causey Affordable Ventures LLC	\$0	\$300,000	\$0	\$0	\$1,179,000	\$0	\$56,965	\$8,658,196	NC	41
Alexander Ct/Seavey Meadows		Corvallis	Valley	Williamette Neighborhood Hsg Svcs	\$0	\$200,000	\$0	\$870,000	\$2,125,000	\$0	\$0	\$10,841,383	NC	49
Juniper Gardens Apts	X	Forest Grove	NW	Bienestar	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$5,783,748	NC	24
Oakridge Park		Lake Oswego	NW	Northwest Housing Alternatives Inc	\$200,000	\$0	\$0	\$759,792	\$0	\$0	\$86,476	\$10,897,172	NC	45
Willakentze Crossing		Eugene	SW	Metropolitan Affordable Hsg Corp	\$0	\$0	\$0	\$820,000	\$1,500,000	\$0	\$0	\$6,926,766	NC	45
				PROPOSED:	\$200,000	\$1,000,000	\$0	\$3,319,792	\$4,804,000	\$0	\$143,441	\$45,107,265		215
Not Proposed:														
Almaden Project		Eugene	SW	Oregon Supported Living Program	\$333,212	\$0	\$0	\$0	\$0	\$0	\$0	\$333,212	R	1
				TOTAL:	\$533,212	\$1,000,000	\$0	\$3,319,792	\$4,804,000	\$0	\$143,441	\$45,440,477		216
				AVAILABLE:	\$1,087,500	\$0	\$0	\$1,500,000	\$0	\$765,000	\$0			
				BALANCE:	\$887,500	\$0	\$0	(\$1,819,792)	\$0	\$765,000	\$0			
MULTI-COUNTY														
PRESERVATION														
No projects														
New Construction & Non-Pres														
Proposed:														
Almsworth Court		Portland	NW	Housing Authority of Portland	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$1,980,000	R	88
Bellrose Station Apts		Portland	NW	ROSE CDC	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,222,724	AR	40
Hillside Terrace	X	Portland	NW	Housing Authority of Portland	\$0	\$0	\$0	\$870,000	\$0	\$0	\$0	\$1,098,866	AR	40
McCoy Village		Portland	NW	Caritas Housing Initiatives LLC	\$200,000	\$0	\$0	\$870,000	\$0	\$0	\$75,000	\$10,189,391	AR	55
West Hotel		Portland	NW	MacDonald Center	\$200,000	\$0	\$0	\$870,000	\$0	\$0	\$0	\$39,516,888	NC	42
				TOTAL & PROPOSED:	\$900,000	\$500,000	\$0	\$2,610,000	\$0	\$0	\$181,710	\$39,516,888		285
				AVAILABLE:	\$1,400,000	\$0	\$0	\$1,950,000	\$0	\$945,000	\$0			
				BALANCE:	\$500,000	\$0	\$0	(\$660,000)	\$0	\$945,000	\$0			

OHCS 2010 CFC
REGIONAL AND SET-ASIDE DISTRIBUTION
FOR HOUSING COUNCIL

PROJECT NAME	FED FUN DS	CITY	REGI ON	SPONSOR	TRUST FUND	GHAP	HOME	LHTC	OAHTC	HPF	LWPF	TOTAL COSTS	TYPE	TOTAL UNITS
RURAL Preservation														
Proposed:														
Arnds Place I & II	X	Hood River	Centr	Sheller Resources Inc	\$0	\$200,000	\$700,000	\$333,338	\$0	\$0	\$0	\$6,860,014	A R	62
La Grande Retirement Apts		La Grande	East	Christman Development and Mgmt Inc	\$200,000	\$0	\$0	\$328,349	\$1,075,000	\$740,002	\$0	\$4,084,900	A R	46
Leisure Way Apts		Wallowa	East	Christman Development and Mgmt Inc	\$200,000	\$0	\$0	\$0	\$190,000	\$68,300	\$0	\$5,899,300	A R	8
Maineur Village Apts	X	Vale	East	St Vincent de Paul Society of Lane Co	\$0	\$500,000	\$0	\$0	\$0	\$500,000	\$0	\$2,231,247	A R	24
Spring Street Apts		Medford	SW	Northwest Housing Alternatives Inc	\$0	\$200,000	\$0	\$435,487	\$1,397,739	\$1,627,524	\$0	\$6,722,375	A R	56
Summerset Village	X	Sublimity	Valley	Farmworker Housing Develop Corp	\$500,000	\$0	\$880,300	\$0	\$0	\$100,000	\$0	\$2,597,149	A R	24
Westside Apts		Slayton	Valley	Farmworker Housing Develop Corp	\$500,000	\$0	\$700,000	\$0	\$0	\$708,724	\$0	\$2,974,735	A R	24
Stand-by:														
Brookside Ct Apts - Roseburg		Roseburg	SW	Umpqua CDC	\$1,400,000	\$900,000	\$2,280,300	\$1,297,174	\$2,662,739	\$3,744,550	\$0	\$26,059,720	A R	244
Village Apts - The		Mannouth	Valley	Guardian Affordable Hsg Develop LLC	\$0	\$200,000	\$0	\$578,500	\$0	\$795,000	\$0	\$6,378,425	A R	49
WyEast	X	Hood River	Centr	Columbia Cascade Housing Corp	\$500,000	\$500,000	\$1,530,000	\$0	\$0	\$440,000	\$0	\$3,628,305	A R	23
					\$500,000	\$700,000	\$1,530,000	\$578,500	\$0	\$1,675,072	\$0	\$11,582,302	A R	25
Not Proposed:														
Jandina Park Apts		Mcminnville	Valley	Yamhill CDC	\$1,900,000	\$1,600,000	\$3,810,300	\$1,875,674	\$2,662,739	\$5,419,622	\$0	\$37,642,022	A R	341
Jefferson Ct Apts - Madras		Madras	Centr	St Vincent de Paul Society of Lane Co	\$200,000	\$0	\$244,511	\$405,990	\$0	\$500,000	\$0	\$4,762,400	A R	36
Norseman Village Apts	XX	Junction City	SW	HACSA	\$500,000	\$0	\$0	\$0	\$0	\$450,000	\$0	\$1,948,111	A R	26
					\$2,053,461	\$0	\$0	\$0	\$0	\$0	\$0	\$2,941,638	R	44
					TOTAL:		\$4,054,811	\$2,281,664	\$2,662,739	\$6,369,622	\$0	\$47,292,171		447
					AVAILABLE:		\$1,462,500	\$2,025,000	\$0	\$2,025,000	\$0			
					BALANCE:		\$62,500	\$219,700	\$727,826	\$0	(\$1,719,550)			

OHCS 2010 CFC
REGIONAL AND SET-ASIDE DISTRIBUTION
FOR HOUSING COUNCIL

PROJECT NAME	FED FUN DS	CITY	REGI ON	SPONSOR	TRUST FUND	GHAP	HOME	LHTC	CAHTC	HPE	LIMP	TOTAL COSTS	TYPE	TOTAL UNITS	
Proposed:															
Bella Vista / Riverside Apts		Hood River	Centr	Columbia Cascade Housing Corp	\$0	\$500,000	\$831,880	\$509,230	\$0	\$0	\$0	\$6,733,333	A R	54	
Canterbury Hills		Medford	SW	Housing Authority of Jackson Co	\$0	\$200,000	\$600,000	\$870,000	\$0	\$0	\$0	\$8,875,000	NC	48	
Cascade Meadows Senior Ac	XX	Cascade Loop	Centr	Columbia Cascade Housing Corp	\$0	\$100,000	\$1,008,689	\$0	\$0	\$0	\$0	\$3,215,479	NC	13	
Castle Rock Apts	X	Boardman	East	Umatilla County Housing Authority	\$200,000	\$0	\$660,000	\$870,000	\$0	\$0	\$0	\$8,501,801	NC	40	
High Desert Commons	XX	Redmond	Centr	TimberRiver Development Inc	\$0	\$200,000	\$683,000	\$602,215	\$0	\$0	\$0	\$5,887,484	NC	28	
Kearney 2		Bend	Centr	Cascade Community Development	\$396,000	\$0	\$0	\$0	\$0	\$0	\$0	\$553,000	NC	6	
PROPOSED:															
Alona Place		Junction City	SW	St Vincent dePaul Society of Lane Co	\$500,000	\$0	\$1,000,000	\$845,000	\$875,000	\$0	\$0	\$8,630,728	NC	40	
Applegate Apts		Cottage Grove	SW	Mainstream Housing Inc	\$600,000	\$0	\$643,610	\$0	\$175,468	\$0	\$0	\$1,669,700	A R	16	
Columbia Hills Manor		Arlington	East	Columbia Hills Manor Inc	\$500,000	\$0	\$439,303	\$0	\$218,000	\$0	\$0	\$1,638,496	NC	8	
Generations		Medford	SW	OnTrack Inc	\$300,000	\$0	\$1,000,000	\$870,000	\$0	\$0	\$0	\$11,293,380	NC	42	
Gottel Hotel Apts		Enterprise	East	Community Connection of NE Oregon	\$100,000	\$0	\$813,520	\$0	\$138,500	\$0	\$0	\$1,052,020	A R	8	
Little Deschutes Lodge II		La Pine	Centr	PC Affordable Housing Inc	\$192,366	\$0	\$500,000	\$526,560	\$412,500	\$0	\$0	\$4,809,205	NC	26	
Nuevo Amnener IV		Woodburn	Valley	Farmworker Housing Develop Corp	\$200,000	\$0	\$500,000	\$870,000	\$1,350,000	\$0	\$59,131	\$9,552,914	NC	40	
Ocean Winds	X	Brookings	SW	Lovelace Development LLC	\$200,000	\$0	\$800,000	\$870,000	\$0	\$0	\$0	\$3,096,208	NC	40	
Pullman Lofts		Bend	Centr	Housing Works	\$200,000	\$0	\$0	\$315,407	\$0	\$0	\$0	\$3,096,208	NC	10	
St Joseph's Shelter		Mount Angel	Valley	St Josephs Shelter	\$600,000	\$0	\$650,000	\$0	\$0	\$0	\$0	\$2,195,600	R	18	
					TOTAL:	\$3,988,366	\$1,000,000	\$10,119,982	\$7,148,412	\$3,169,466	\$0	\$74,731	\$86,087,623		437
					AVAILABLE:	\$1,462,500	\$2,500,000	\$2,025,000	\$0	\$0	\$0	\$0	\$0		
					BALANCE:	\$866,500	(\$1,273,649)	(\$826,445)	\$0	\$0	\$0	\$0	\$0		
					STATEWIDE TOTAL:	\$11,075,039	\$4,100,000	\$14,174,793	\$15,359,668	\$10,636,207	\$7,449,854	\$399,882	\$220,417,391		1,553
					STATEWIDE AVAILABLE:	\$3,000,000	\$4,000,000	\$5,000,000	\$9,000,000	\$14,000,000	\$4,500,000	\$900,000	\$0		
					STATEWIDE PROPOSED:	\$3,586,000	\$4,100,000	\$7,583,849	\$10,656,914	\$7,466,739	\$5,419,622	\$325,151	\$156,042,282		913
					STATEWIDE BALANCE:	(\$596,000)	(\$100,000)	(\$2,583,849)	(\$1,656,911)	\$6,533,261	(\$919,622)	\$574,849	\$0		

**2010 CFC SHORT FORMS
FOR HOUSING COUNCIL**

1

2 **PROPOSED FOR FUNDING:**

3

Project Name:	Alexander Ct - Seavey Meadows	No. of Units:	49
Project Address:	2100 SW 3rd St, Corvallis	Population (Svcs):	HOM FAM
Sponsor Name:	Willamette Neighborhood Hsg Svcs	Construction Type:	NC
Sponsor Contact:	Garrick Harmel	Years Affordable:	50
Architect:	Bergsund Delaney	Contractor:	T Gerding

6

Rents:	Studio	1-Bedroom		2-Bedroom		3-Bedroom		4-Bedroom	
		6	\$510	18	\$640	9	\$795		
		6	\$530	1	\$0	9	\$750		

7

8

Funds Reserved:	GHAP	\$200,000	LIHTC	\$870,000
			OAHTC	\$2,125,000
Other Sources:	Corvallis CDBG	\$200,000	LIHTC Equity	\$6,176,382
	NeighborWorks	\$365,000	NOAH Perm Loan	\$2,125,000
	Enterprise Green Cmty	\$50,000	Corvallis HOME	\$1,450,000
	BETC / ETO	\$50,000	WNHS Grant	\$150,000
	Def Dev Fee	\$75,000	Total Project Cost:	\$10,841,383

10

11

Sponsor History:	Sponsor has been providing affordable housing since 1991, utilizing HOME, LIHTC, OAHTC, CDBG, and Neighborworks. WNHS has developed or acquired 330 units of housing.
Services:	Tenants will have access to information and referral, case mgt. for Domestic Violence, Permanent supportive housing (as needed), Legal Advocacy, Life Skills, Budgeting and Employment assistance.
Proj. Description:	Alexander Seavey is a 49 unit affordable project in Corvallis, with 10 of the units for domestic violence victims, and 15 townhome units. 3 units are ADA compliant. The two sites are close to employment, transportation, an elementary on one and a middle school on the other site. Seavey is within 2 miles of the main area hospital. Alexander is 1 mile from the downtown core. All of the units will be affordable to those at or below 50% of area median incomes. Each site will have a community room, and Alexander will also have a laundry room. Shopping and a movie theatre are nearby.
Recommendation:	Recommended for continued consideration.

12

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17

Priority Population:	# of Units:	Priority Level:
Homeless	10	One
Workforce	39	One

Proj #: 2798

19

20

Project Name:	Hillsdale Terrace	No. of Units:	40
Project Address:	6775 SW 26th Ave, Portland	Population (Svcs):	FAM
Sponsor Name:	Housing Authority of Portland	Construction Type:	NC
Sponsor Contact:	Betty Dominguez	Years Affordable:	60
Architect:	Michael Willis Architects	Contractor:	TBD

21

22

Rents:	Studio	1-Bedroom		2-Bedroom		3-Bedroom		4-Bedroom	
		1	\$164	1	\$194	19	\$221		
		4	\$648	6	\$742	7	\$1,105		
						2	\$924		

23

Funds Reserved:	LIWP	\$106,710	LIHTC	\$870,000
Other Sources:	HUD HOPE VI Grant	\$3,951,849	LIHTC Equity	\$6,524,348
	METRO Nature Grant	\$225,000	ETO / BETC	\$168,000
	SDC Waivers	\$50,000	Total Project Cost:	\$11,025,907

Sponsor History:	The Housing Authority of Portland (HAP) provides housing solutions to individuals and families who cannot find affordable and adequate housing in the cities of Portland, Gresham and the rest of Multnomah County. AHP was established in 1941 and is now the largest provider of affordable housing in Oregon. HAP partners with more than 100 community agencies in the public, nonprofit and private sectors
Services:	HAP relies on community partners and existing resources to implement service plans. Proposed services include job training, education, asset building, early childhood education, leadership, academic support for students, case management, volunteer opportunities, and health & wellness activities.
Proj. Description:	Is an existing apartment complex located in a middle-class community. The site is severely underutilized in terms of housing density and the buildings near obsolete. The project will consist of two tax-credit phases, developed and constructed simultaneously. The two-phase redevelopment provides the opportunity to build more homes with a more graduated blend of incomes. When both phases are complete the 59 existing public housing units will be replaced by 122 new units of project based affordable housing with a mix of income groups. This application focuses only on the 40 unit 9% LIHTC phase.
Recommendation:	Recommended for continued consideration.

Priority Population:	# of Units:	Priority Level:
Preservation	40	1

Proj #: 2997

Project Name:	Leisure Way Apts	No. of Units:	8
Project Address:	203 N Storie St, Wallowa	Population (Svcs):	ELD
Sponsor Name:	Chrisman Development and Mgmt Inc	Construction Type:	A R
Sponsor Contact:	Tony Chrisman	Years Affordable:	30
Architect:	Wallowa Mountain Engineering	Contractor:	TBD

Rents:	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
		7 \$425	1 \$480		

Funds Reserved:	Trust Fund	\$200,000	OAHTC	\$190,000
			HPF	\$68,300
Other Sources:	Perm Loan	\$190,000	Applicant Cash	\$5,000
	Replacement Reserve	\$14,000	Project Equity	\$112,000
			Total Project Cost:	\$589,300

Sponsor History:	Since 1989, Chrisman Development and Management, Inc. (CDMI) has been developing, rehabilitating, and managing affordable housing projects throughout Oregon. Currently CDMI and its related companies own 700 units and manage approximately 730 units. CDMI has extensive experience managing HUD Section 8 housing, USDA Rural Development Housing, OHCS HOME, Trust Fund, Weatherization, OAHTC, LIHTC, affordable senior and disabled housing, family, and market rate and commercial properties. CDMI currently has 35 employees.
Services:	Resident services will be coordinated through the on-site manager. A Resident Services Manual will be kept on site and maintained by the on-site manager. During the annual recertification process a resident survey will be provided to better assess resident's ongoing needs. Proposed services include: Energy assistance, transportation, food programs, medical services, social services. The majority of the resident services will be coordinated through Community Connections of NE Oregon, which CDMI has a long standing relationship with.
Proj. Description:	Leisure Way Apartments is a two building, eight unit senior and disabled apartment

	complex located in the heart of downtown Wallowa, in Northeastern Oregon. The project is an expiring HUD Section 8 property and currently has all eight units with project based rental assistance. The OHCS mortgage matures in December 2012. This current proposal contemplates approximately \$17,500 per unit in rehabilitation and the proposed extension of the HAP contract for an additional 20 years.
Recommendation:	Recommend for continued consideration.

Priority Population: Preservation	# of Units: 8	Priority Level: 1
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Proj #: 1693

Project Name:	McCoy Village	No. of Units:	55
Project Address:	4430 & 4506 NE MLK Jr Blvd Portland	Population (Svcs):	YO FAM CH
Sponsor Name:	Caritas Housing Initiatives LLC	Construction Type:	A R
Sponsor Contact:	Terri Silvis	Years Affordable:	60
Architect:	Carleton Hart	Contractor:	LMC

Rents:	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom				
		7	\$584	16	\$702	15	\$808	10	\$881
		3	\$318	1	\$0				
				3	\$385				

Funds Reserved:	Trust Fund	\$200,000	LIHTC	\$870,000
	LIWP	\$75,000		
Other Sources:	PDC/PHB TIF Commitment	\$500,000	LIHTC Equity	\$6,089,391
	Perm Loan US Bank	\$1,300,000	Def Dev Fee	\$300,000
	Total Acquisition Value	\$2,634,475		
			Total Project Cost:	\$11,098,866

Sponsor History:	Caritas Housing Initiatives is the development arm of Catholic Charities. Over the past 12 years Caritas has developed 14 affordable projects with 468 total units valued at an estimated \$57 million. The projects serve families, seniors, disabled and other special needs populations, as well as homeless and refugees. Caritas will team with Carleton Hart (architect) Dagle Law Office, Loveridge Hunt (tax accounting) US Bank, Bonnie Johnson (development consultant) Western Architectural Services (envelope consultant) and Cascade Management
Services:	Public transit is within 1,500 feet and all commercial, emergency, and basic services are available within one mile.
Proj. Description:	With the exception of foundation and framing, McCoy Village is the complete reconstruction of the property done in two phases. Phase I, included in the budget as complete, addressed health and safety issues. The work represented by this application (Phase II) is the remainder of the reconstruction work which will be designed for a 30 year life.
Recommendation:	Recommended for continued consideration.

Priority Population:	# of Units:	Priority Level:
Family	55	One

Proj # 893

Project Name:	Oakridge Park	No. of Units:	45
Project Address:	4255 Oakridge Rd, Lake Oswego	Population (Svcs):	ELD
Sponsor Name:	Northwest Housing Alternatives Inc	Construction Type:	NC
Sponsor Contact:	Stephen McMurtrey	Years Affordable:	60
Architect:	Michale Willis Architecture	Contractor:	Walsh

Rents:	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
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			44	\$393	1-Mgr	\$818			
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Funds Reserved:	Trust Fund:	\$200,000	LIHTC:	\$759,792
	LIWP:	\$86,476		
Other Sources:	HUD 202	\$4,688,800	LIHTC Equity	\$5,621,897
	Clackamas Co. HOME	\$300,000	PRAC payments 60 yrs	\$8,652,000
			Total Project Cost:	\$10,897,172

Sponsor History:	Northwest Housing Alternatives (NHA) is a highly successful nonprofit community development corporation formed more than twenty-five years ago. Their mission is "to provide opportunity through housing". NHA builds and rehabilitates affordable rental housing for low income Oregonians including seniors, families and special needs. NHA's current portfolio includes 1,487 units in 89 different properties in 16 Oregon counties. Their experience includes housing funded with LIHTC, Section 8 Preservation and a variety of other funding sources.
Services:	Health and wellness screenings; meals and food deliveries; physical fitness classes; educational programs; social activities; educational programs; referrals to outside service providers; transportation through Tri-met; and support groups to promote emotional wellness and stability.
Proj. Description:	Oakridge Park is proposed to create 45 affordable units for independent seniors in Lake Oswego who currently have few affordable housing options. The 38,243 building will contain 44 one-bedroom units and a two-bedroom manager unit. If funded, this will be Lake Oswego's first affordable housing in 30 years. It will be necessary for Oakridge to get funding at this point in time to avoid the re-opening of the land use process that has already led to long delays for this project. Oakridge Park is a unique partnership between NHA and the Lake Grove Presbyterian Church. Sponsor has 202 funding in place. Project indicates ability to serve a 30% AMI senior population.
Recommendation:	Recommended for continued consideration.

Priority Population:	# of Units:	Priority Level:
Seniors	44	One

Proj #: 2790

Project Name:	West Hotel	No. of Units:	42
Project Address:	121 NW 6th Avenue Portland	Population (Svcs):	FAM
Sponsor Name:	Macdonald Center	Construction Type:	NC
Sponsor Contact:	Pat Janik	Years Affordable:	60
Architect:	LRS Architects	Contractor:	LMC

Rents:	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
	12 \$445				
	18 \$470				
	12 \$495				

Funds Reserved:	Trust Fund	\$200,000	LIHTC	\$870,000
Other Sources:	Perm Loan US Bank	\$600,000	LIHTC Equity	\$6,089,391
	Downpayment Acquisition	\$310,000	Def Dev Fee	\$200,000
	Capital Campaign Contribution (Cash to Residential)			\$1,511,393
	Capital Campaign Contribution (Cash to Commercial)			\$1,278,607
			Total Project Cost:	\$10,189,391

Sponsor History:	In 1996 the McDonald Center began development of the Maybelle Macdonald Residence, a 54-unit assisted living facility. In 2008 Executive Director, Father Richard Berg, retired and Pat Janik took over leadership of the organization. Ms Janik, formerly head of the Southwest Washington Area Agency on Aging, has strong support from the Center's Board of Directors. With the development of West Hotel at hand, she has formed West Hotel
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1		Building Committee, which will serve in an advisory capacity to the Board. They have hired Bonnie Johnson as the consultant on West Hotel. Ms Johnson has been an affordable consultant since 1992.
2		Case management/crisis intervention; nutrition and food services; life skills and employment training; alcohol and drug treatment referrals; money management; housekeeping skills/assistance; energy assistance through LIEP; and health/dental care referral.
3	Services:	
4		The West Hotel is located in the Old Town/Chinatown of Portland. Constructed in 1905, it has provided housing for single persons since it was built. The building was determined to not have historic significance by Heritage Consulting Group, a historic consulting group.
5		This finding along with the poor condition of the 27 unit SRO building, has led Macdonald Center to propose a demolition of the building and reconstruct a new seven story building with 42 units of very low income workforce studio apartments on the six upper floors and commercial space on the first floor to be occupied by the Macdonald Center. The building is currently occupied and all residents will need to be relocated and some of the current residents will be income eligible and can return once the building is completed.
6	Proj. Description:	
7	Recommendation:	Recommended for continued consideration.

8	Priority Population:	# of Units:	Priority Level:
	Workforce	42	One

Proj #: 2995

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1	Project Name:	Willakenzie Crossing	No. of Units:	56
2	Project Address:	3057 Willakenzie Rd Eugene	Population (Svcs):	DIS (DD) FAM
3	Sponsor Name:	Metropolitan Affordable Hsg Corp	Construction Type:	NC
	Sponsor Contact:	Richard Herman	Years Affordable:	50
	Architect:	Pivot Architecture	Contractor:	Essex General Constr.

4	Rents:	Studio		1-Bedroom		2-Bedroom		3-Bedroom		4-Bedroom	
5		8	\$252	8	\$264	25	\$591	6	\$676		
				8	\$495	1	\$0				

6	Funds Reserved:	OAHTC	\$1,500,000	LIHTC	\$820,000
7	Other Sources:	Eugene HOME	\$675,000	LIHTC Equity	\$5,944,406
		Eugene CDBG	\$487,500	SDC Waivers	\$185,000
		EWEB SDC Waivers	\$60,000	EWEB Rebates	\$15,700
		NOAH Perm Loan	\$1,500,000	Def Dev Fee	\$59,161
8				Total Project Cost:	\$8,926,766

9	Sponsor History:	Metropolitan Affordable Housing formed in 1992 and opened its first tax credit project in 1998. Metro developed and currently manages 5 LIHTC projects and 1 non LIHTC project. Metro's overall track record is one of developing projects ahead of schedule, below budget, and achieving a rapid lease up.	
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11		Services:	The resident services program follows the ACCESS model and will offer a variety of programs on site or via referral services. These include: summer lunch, food fun 101, lifeline financial education, job skills training, vocational and employment services, educational support services, life skills training, super snackers, community gardens and events.
12		Proj. Description:	The project consists of 9 residential buildings of 2 story flats. A separate community room is planned as well. The project is green, scoring above the Energy star silver rating. Of the 56 units proposed, 40 are targeted for workforce housing which is a top priority in the city of Eugene.
13	Recommendation:	Recommended for continued consideration.	

15	Priority Population:	# of Units:	Priority Level:
	Workforce	40	1
16	DD	16	1

Proj # 2989

Project Name:	Castle Rock Apartments	No. of Units:	40
Project Address:	1600 NE Wilson, Boardman 97818	Population (Svcs):	FW
Project County:	Morrow	Construction Type:	NC
Sponsor Name:	Umatilla County Housing Authority	Years Affordable:	50
Sponsor Contact:	Stan Stradley	Architect:	Pinnacle Architecture
Project Number:	2699	Contractor:	TBD (Seabold)
		Property Manager:	Umatilla County HA

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
1-Bedroom	8	60%	\$439	\$465	\$475
2-Bedroom	8	60%	\$554	\$565	\$569
3-Bedroom	17	60%	\$638	\$715	\$784
4-Bedroom	6	50%	\$604	\$815	\$918
3- BD Mgrs.	1	NA	NA	\$715	\$784

Funds Reserved:	Trust Fund / GHAP	\$200,000	LIHTC	\$870,000
	HOME	\$650,000	LIHTC Equity	\$5,219,478
Other Sources:	RD 514 Loan	\$2,416,723	BETC	\$15,600
Total Project Cost:	\$8,501,801	Total Cost per Unit:		\$212,545
Commercial Cost:	NA	Construction Cost per Square Foot:		\$136.32

Proj. Description:	The proposed 40-unit project includes a range of unit types for various farmworker family sizes. There will be 11 separate buildings, with a large community room, laundry and storage. The 4.78-acre (of 7.42 acres) site is located in an area of Boardman within close proximity to city hall, a store, the library, area schools and the site for the development of Columbia River Health Department.
Sponsor History:	Umatilla County Housing Authority (UCHA) has developed 332 units of affordable, multifamily rental housing since its inception in 1949. UCHA owns and manages 8 properties with a variety of mixed funding sources, including OHCS resources. The organization's director has over 29 years of affordable housing development and management experience. UCHA has also hired CASA of Oregon as the project's development consultant. CASA has over 20 years of experience in affordable housing.
Need:	The project's targeted population is Priority 1. The LIHTC market analysis illustrated sufficient demand exists in the area to support the project.
Services:	The organization has identified the following services to be provided at this property: healthcare services, child care through HeadStart, and a variety of services targeting the needs of the farmworker population.
Requirements:	None
Recommended Motion:	Housing Council approve a \$650,000 loan reservation of HOME funds and a \$200,000 loan reservation of HDGP / GHAP Program funds to Umatilla County Housing Authority for completing the new construction of Castle Rock Apartments in Boardman, Oregon contingent upon meeting all HOME program requirements and conditions of award.

1	Project Name:	High Desert Commons	No. of Units:	28
	Project Address:	2195 SW Canal Blvd., Redmond 97756	Population (Svcs):	FAM DIS (PHY)
2	County:	Deschutes	Construction Type:	NC
	Sponsor Name:	TimberRiver Development, Inc.	Years Affordable:	50
3	Sponsor Contact:	Mark Rozgay	Architect:	GWE Architects
	Project Number:	2562	Contractor:	Wm. R. Lovelace Const
4			Property Manager:	Lovelace Prop., LLC

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
2-Bedroom	17	40%	\$493	\$560	\$689
3-Bedroom	10	40%	\$566	\$675	\$1,024
2-Bd Mgrs	1	N/A	N/A	N/A	N/A

8	Funds Reserved:	Trust Fund Loan	\$200,000	LIHTC	\$602,215
		HOME Loan	\$683,000		
9	Other Sources:	RD	\$1,000,000	LIHTC Equity	\$3,914,006
		Def Dev Fee	\$100,488		
10	Total Project Cost:	\$5,897,494	Total Cost per Unit:		\$210,625
	Commercial Cost:	\$0	Construction Cost per Square Foot:		\$127.59

11	Project Description:	High Desert Commons is a proposed 28-unit project consisting of 18-two bedroom and 10-three bedroom units in six (6) two and three story wood framed buildings on a 1.61 acre site. Unit amenities will include washer/dryers, dishwashers, in-unit storage, and a patio or deck. The project will have a community room with restrooms, kitchen, offices and an outdoor fenced playground. The project is close to services including pharmacy, groceries, restaurants, banking, employment, bus service, with parks and recreation within walking distance.
12	Need:	The project targets low and very-low income workforce families, which is a Priority 1 population in Bend and Deschutes County. The LIHTC market analysis concluded sufficient demand exists for units at-or-below 50% MFI in Redmond.
13	Sponsor History:	Timber River Development (TRDI) and partners, have developed 18 previous projects with OHCS. TRDI has a long-existing relationship with RD to leverage federal funding and assist projects in requiring less CFC funding. TRDI is experienced with funding sources including HOME, LIHTC, OAHTC, Trust Fund, RD, and county funds. The team includes development, construction and asset management, compliance management and resident services.
14	Services:	Timber River Development, Inc. will team with NeighborImpact and community partners for developing appropriate services for High Desert Common's residents. Services will include employment services, financial management, adult education opportunities, rental assistance, children's counseling and services, addiction support, mental health services, emergency food services, and volunteer opportunities.
15	Requirements:	None
16	Recommended Motion:	Housing Council approve a \$683,000 loan reservation of HOME funds and \$200,000 loan reservation of HDGP / GHAP funds to Timber River Development, Inc. (Sponsor), for completing the new construction of High Desert Commons in Redmond contingent upon meeting all HOME Program requirements and conditions of award.

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Project Name:	Arends Place I & II	No. of Units:	62
Project Address:	830 & 930 Sieverkropp, Hood River	Population (Svcs):	FAM ELD DIS (PHY)
Project County:	Hood River	Construction Type:	Acq Rehab
Sponsor Name:	Shelter Resources, Inc	Years Affordable:	50
Sponsor Contact:	Kate McCusker	Architect:	Bergsund Delaney
Project Number:	2981	Contractor:	Lovelace
		Property Manager:	

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
1-Bedroom	25	30%	\$240-339	475-530	517
3-Bedroom	2	40%	\$339	700-750	939
1-3 Bedroom	34	60%	\$483-623	700-750	939
2-Bd Mgrs	1	N/A	\$0	600-650	643

Funds Reserved:	Trust Fund Loan	\$200,000	LIHTC	\$533,338
	HOME Loan	\$700,000		
Other Sources:	RD Assumption	\$1,986,567	LIHTC Equity	\$3,733,000
	Applicant Cash	\$85,000	Def Dev Fee	\$155,447
Total Project Cost:	\$6,860,014	Total Cost per Unit:		\$110,645
Commercial Cost:	\$0	Construction Cost per Square Foot:		\$55.08

Proj. Description:	Arends Place I & II consists of 62 units developed in 1988 and 1990 as separate projects. The projects are located on adjoining parcels in Hood River, and financed through USDA Rural Development 515 Housing Program. It makes financial and logistical sense to consolidate the two projects into one rehabilitation project that would share common grounds, maintenance and property management. This also allows for savings in construction costs, development and operating (1 audit, 1 tax return, 1 annual budget for RD, and 1 marketing plan). The sponsor has negotiated with the owner (member in common) a below market purchase price (\$2,761,567) from the appraised value of \$2,870,000. Currently the project has 33 units of rental assistance. Scope of rehabilitation is estimated at approximately \$45,000 per unit of construction.
Need:	The combined capture rate of this existing property is 7 per cent. Employment has risen by 6 % in the last 12 months. Vacancy on the affordable product is 3.5%, while the 25 units of rental assisted units vacancy is closer to 1% or less. Market Analyst recommends no major changes to the financial structure or rental assistance package for continued success. There are waiting lists at every comparable property in the target market. All indicators represent strong demand for product. Rents will serve 25 Households at 50% of tenant incomes, 2 at 40% of Area Median Incomes, and 34 at 60% of AMI rents. There is one manager unit.
Sponsor History:	Shelter Resources has nineteen past projects with OHCS funding combining HOME and LIHTC, with other types of funding. The development team members have ten to thirty years experience in developing affordable housing projects.
Services:	Determine needed services of tenants. Offered services may include job referral; job skills/training; resume writing; respite care; adult basic education/community college; rental support; child care resources; parenting classes/support; emergency food; securing benefits, entitlements and insurance; transportation; legal aid; personal health issue assistance. Six different agencies are identified for coordination or service dissemination (MCCAC, Community Partners, Lifespan Respite Care Program of Hood River, DHS – Child Welfare Services; Area

	Agency on Aging; Hood River Legal Aid).
1	Requirements: None.
2	Housing Council approve a \$700,000 loan reservation of HOME funds and a \$200,000 loan reservation of HDGP / GHAP funds to Shelter Resources Inc., completing the acquisition and rehabilitation of Arends Place 1 & 2 in Hood River, Oregon contingent upon meeting all HOME requirements and conditions of award.
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Project Name:	La Grande Retirement Apts	No. of Units:	46
Project Address:	1612 7th Street, La Grande	Population (Svcs):	ELD
Property County:	Union	Construction Type:	A R
Sponsor Name:	Chrisman Dev. & Mgmt, Inc.	Years Affordable:	30
Sponsor Contact:	Tony Chrisman	Architect:	Wallowa Mtn Engineering
Project Number:	1694	Contractor:	TBD
		Property Manager:	Chrisman Dev. & Mgmt Inc.

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
Studio	2	50%	\$400	(n/a - Section 8)	(n/a - Section 8)
1-Bedroom	44	60%	\$465	(n/a - Section 8)	(n/a - Section 8)

Funds Reserved:	LIHTC	\$328,349	OAHTC/Perm Loan	\$1,075,000
	HPF Loan	\$740,002	HDGP	\$200,000
Other Sources:	LIHTC Equity	\$1,969,898		
	Def Dev Fee	\$100,000		
Total Project Cost:	\$4,084,900	Total Cost per Unit:		\$88,802
Commercial Cost:	\$0	Construction Cost per Square Foot:		\$37.68

Proj. Description:	La Grande Retirement Apts. is a 46 unit senior housing complex in downtown La Grande. It has Project Based Rental Assistance, a community center with pool, recreation room, hair salon and dining area. Rehab will include a roof, siding, windows and flooring. Unit rehab will include countertops, sinks, cabinetry, flooring and appliances where needed, with all units being painted. An elevator and sprinkler system will be replaced. It is near commercial, residential and Eastern Oregon University is nearby. Shopping and employers are nearby as well as civic services.
Sponsor History:	Chrisman Development has extensive experience developing Section 8, Rural Development, LIHTC, Preservation, HOME and other OHCS funding. The sponsor currently has a 700 unit portfolio, many of which are affordable housing. The owner/sponsor feels comfortable in managing financial control, oversight, maintaining properties and documents, and traversing rules and regulations.
Need:	The target population is senior and/or disabled tenants with incomes at or below 60% of AMI. The Competitive Market Area (CMA) includes all of Union County. A CMA vacancy rate of 3.7% for senior restricted rent projects indicates good demand for affordable housing units. The Project has a waiting list of 2 senior households. The generally high occupancy rates at restricted rental projects indicate pent-up demand for affordable housing. There are currently no units under construction or planned in the CMA that will serve seniors.
Services:	Services will include Energy assistance, Transportation, Food Programs, Medical Services, and social services. Access to information and resources is also available.
Requirements:	None in addition to program requirements.
Recommended Motion:	Housing Council approve a grant reservation of \$200,000 Housing Development Grant Program (Trust Fund), and \$740,002 of Housing Preservation Funds (HPF) to Chrisman Development & Management, Inc., for completing the acquisition and/or rehabilitation of La Grande Retirement, in La Grande, Oregon, contingent upon meeting all program requirements and conditions of award.

1	Project Name:	Canterbury Hills	No. of Units:	48
	Project Address:	Arrowhead Dr & Dragon Tail Pl St Medford	Population (Svcs):	FAM
2	Project County:	Jackson	Construction Type:	NC
	Sponsor Name:	Housing Authority of Jackson Co	Years Affordable:	60
3	Sponsor Contact:	Scott Foster	Architect:	Daniel Horton
	Project Number:	2961	Contractor:	Adroit Dev.
4			Property Manager:	C. Carter, HAJC

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
1-Bedroom	9	50%	\$477	\$625	\$477
1-Bedroom	5	64%*	\$625	\$625	\$625
2-Bedroom	11	50%	\$571	\$750	\$571
2-Bedroom	12	64%*	\$750	\$750	\$750
3-Bedroom	7	50%	\$653	\$850	\$653
3-Bedroom	4	64%*	\$850	\$850	\$1103

* Units have project Based Vouchers

9	Funds Reserved:	Trust Fund / GHAP	\$200,000	LIHTC	\$870,000
		HOME	\$600,000		
10	Other Sources:	Perm Loan	\$1,635,000	LIHTC Equity	\$6,090,000
		Def Dev Fee	\$350,000		
11	Total Project Cost:	\$8,875,000	Total Cost per Unit:		\$184,896
	Commercial Cost:	\$0	Construction Cost per Square Foot:		\$129.21

12	Proj. Description:	Canterbury Hills is a new construction project on 3.48 acres located in north east Medford. Forty-eight units will be configured in 4-two story buildings, consisting of 18 townhouse style units. The units will be affordable to workforce families at 50% and 60% of median income. Unit amenities will include: energy star appliances, refrigerators, dishwashers, garbage disposals, ranges, hood, washers and dryers, air conditioning, whole house exhaust ventilation, porch/patios, and unit storage closets. Site amenities will include community building with common use area, open kitchen, accessible restrooms, computer lab, on-site manager's office, large patio and playground. The project will also include a basketball court and garden area. The site is located near shopping, groceries, and employment.
13	Need:	There are no existing affordable housing complexes in the immediate vicinity of Canterbury Hills. The project site is located in an area of Medford that has high land costs, prohibiting the Housing Authority from developing a project there. The recent real estate market downturn has made this project feasible. According to the Market Study prepared by there is a current demand for 1,211 new units in the CMA for the subject project's income levels.
14	Sponsor History:	Since 1969 the Housing Authority of Jackson County (HAJC) has become the largest affordable, rental housing developer and operator with nearly 1,000 rental housing units for families, seniors, agricultural and disabled populations. It's distinct departments include development, accounting, property management, maintenance, and resident services. With distinct departments and 40 years experience, HAJC is very capable in development, finance, asset management, and compliance. HAJC has successfully combined many OHCS sources in projects including HOME, LIHTC, OAHTC, Trust Fund, with other outside sources for effective long term affordable housing.
15	Services:	The resident services offered ate tailored to help families achieve life goals, financial security, and community participation. Individual and family programs

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	will include computer training, job search proficiency, credit and financial management counseling, home buying assistance, parenting and health courses, family referral services, and substance abuse counseling. Community participation will be offered in part through tenant association involvement, YMCA opportunities and community garden projects.
Requirements:	None
Recommended Motion:	Housing Council approve a \$600,000 grant reservation of HOME funds and a \$200,000 grant reservation of HDGP / GHAP funds to the Housing Authority of Jackson County, completing the new construction of Canterbury Hills, in Medford, Oregon contingent upon meeting all HOME and HDGP / GHAP program requirements and conditions of award.

Project Name:	Bella Vista / Riverside Apts	No. of Units:	54
Project Address:	1650 Hope Ave, Hood River	Population (Svcs):	FAM
Project County:	Hood River	Construction Type:	A R
Sponsor Name:	Columbia Cascade Housing Corp	Years Affordable:	60
Sponsor Contact:	Ruby Mason	Architect:	Wm. Wilson Architect
Project Number:	675	Contractor:	LMC
		Property Manager:	Cascade Mgmt

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
2-Bedroom	7	60%	\$566	\$817	\$649
2-Bedroom	20	50%	\$507	\$817	\$514
3-Bedroom	18	50%	\$580	\$1045	\$588
3-Bedroom	9	60%	\$648	\$1045	\$759

Funds Reserved:	Trust Fund / GHAP	\$200,000	LIHTC	\$509,230
	HOME	\$831,880		
Other Sources:	Perm Loan	\$757,773	LIHTC Equity	\$3,513,339
	Sponsor Acquisition Loan	\$1,310,742	Existing Reserves	\$88,422
	Income during Construction	\$30,177		
Total Project Cost:	\$6,733,333	Total Cost per Unit:		\$124,691
Commercial Cost:	\$0	Construction Cost per Square Foot:		\$50.75

Proj. Description:	<p>The project involves the preservation, through rehabilitation, of two affordable housing developments located in Hood River.</p> <p>Riverside, originally constructed in 1995 is a 26 unit project for workforce families with a focus on agricultural workers. Riverside is affordable to families at or below 50% and 60% of median income. The rehabilitation plan includes siding replacement, new windows, repair/replacement of guttering and drainage items and correction of moisture/ventilation related concerns which have led to organic growth.</p> <p>Bella Vista, completed in 1999 is a 28 unit project also serving workforce families. Units are affordable for those earning 50% or less of the median income for the area. The rehabilitation Plan includes new windows, repair/replacement of stairs and porches and correction of moisture/ventilation related concerns which have led to organic growth. The project also needs general rehab work.</p>
Sponsor History:	Columbia Cascade Housing Corporation owns and manages 18 affordable housing projects with 264 units serving low-wage workers, farmworkers, seniors, and special needs populations. This includes projects in both Oregon and Washington with financing from HOME, Rural Development, tax credits, HUD 202 and other sources. The Housing Development Center will consult in development and construction management.
Need:	Riverside and Bella Vista are critical resources in this underserved rental market. They provide affordable housing to very low income families who have few housing options if these properties should fall in to further disrepair or are foreclosed.
Services:	All basic commercial and community services are available within one mile. Proposed resident services include: migrant/seasonal Head Start, parenting classes, 4-H and other after school programs, health and dental care counseling and services, WIC Nutrition Program with infant follow-up, home visits, immunizations and health education, regional transit, DHS related services, various workforce development, ESL, GED and related services, IDAs, Family Self Sufficiency counseling, homebuyer classes, financial literacy, emergency rental assistance, and energy assistance.

Requirements:	none
Recommended Motion:	Housing Council approve a \$831,880 grant reservation of HOME funds and \$500,000 in HDGP / GHAP funds to Columbia Cascade Housing Corporation, completing the rehabilitation of Bella Vista and Riverside, in Hood River, Oregon contingent upon meeting all HOME and HDGP / GHAP Program requirements and conditions of award.

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Project Name:	Cascade Meadows Senior Apts	No. of Units:	13
Project Address:	SW Belle Street Cascade Locks	Population (Svcs):	ELD
Project County:	Hood River	Construction Type:	NC
Sponsor Name:	Columbia Cascade Housing Corp	Years Affordable:	60
Sponsor Contact:	Ruby Mason	Architect:	Gen Architects
Project Number:	2697	Contractor:	TBD
		Property Manager:	J. Abbott, CCHC

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
1-Bedroom	12	30%	\$230	\$464-\$657	\$506
2-Bedroom	1	50%	Manager's Unit		

Funds Reserved:	Trust Fund / GHAP:	\$100,000	HOME:	\$1,008,669
Other Sources:	HUD Section 202 Grant	\$1,659,732	Applicant Cash	\$165,747
	Developer Fee Contrib.	\$210,000	City of Cascade Locks	\$61,500
	School SDC Abatement	\$9,891		
Total Project Cost:		\$3,215,479	Total Cost per Unit:	\$247,345
Commercial Cost:		\$0	Construction Cost per Square Foot:	\$192.07

Proj. Description:	Cascade Meadows Senior Apartments, is a 1.5 acre new construction project in a residential area and will include 12, 1 bedroom units with a 2 bedroom manager unit and community room all built with sustainable and green building materials including a 50 year roof; cement board and stone siding; bioswale drainage; and native landscaping. Its single story design is targeted to elderly residents earning no more than 50% AMI with HUD 202 PBA. Each unit will provide covered front and back porches, fully accessible units, roll-in showers, dishwasher, and washer/dryer hook-ups. The site has ample parking, security lights, an outdoor picnic area, common laundry, library, computer lab, a small kitchen, and manager office.
Need:	The vacancy rates, particularly in affordable one-bedroom units, as well as in senior income-restricted complexes, suggest significant demand for additional one-bedroom affordable units for seniors. The Section 202 rental assistance will be an appealing feature to seniors with lower incomes. According to a recent market assessment, 33% of the area seniors are income qualified for Cascade Meadows. Seniors, especially, have difficulty finding housing in the Cascade Locks area. The lack of decent affordable housing requires seniors to move away from Cascade Locks and therefore away from their family and friends. The need is urgent as currently there are zero affordable rental units in Cascade Locks for seniors.
Sponsor History:	Columbia Cascade Housing Corp is a non-profit founded in 1990 operating in five rural counties and two states. They have completed 264 units in 18 affordable housing developments serving a variety of population including workforce, seriously mentally ill, homeless, farmworker, and senior housing. Columbia Cascade Housing Corp is experienced with OHCS funding including Housing PLUS, HOME, Elderly Bonds, LIHTC, HDGP, CDBG, WX, and OAHTC. Additionally, they have utilized RD 502 and 515 funding. The team members selected for this project have over 60 years combined experience and will utilize their experience in property management to self manage the property.
Services:	Columbia Cascade Housing Corporation has successful resident service models at similar senior projects and will replicate the accomplishments by providing a combination of on-site amenities and activities with linkages to community based

1		services. These services will encompass a community garden; a large array of social activities including quilting, stamping and cooking; resident council, newsletter, case management, meal programs, transportation, health care, homemaker assistance, library and parks with other recreational activities
2	Requirements:	none
3	Recommended Motion:	Housing Council approve a \$1,008,669 grant reservation of HOME funds and \$100,000 in GHAP funds to Columbia Cascade Housing Corporation, completing the new construction of Cascade Meadows Senior Apartments in Cascade Locks, Oregon contingent upon meeting all HOME Program requirements and conditions of award.
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1	Project Name:	Kearney II	No. of Units:	6
	Project Address:	655 NE Kearney, Bend	Population (Svcs):	DIS (DD PHY)
2	Project County:	Deschutes	Construction Type:	New Construction
	Sponsor Name:	Cascade Community Development	Years Affordable:	30
3	Sponsor Contact:	John MacInnis	Architect:	Saارين Design
	Project Number:	2978	Contractor:	Robert Camel Contracting
4			Property Manager:	Cascade Community Dev.

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
SRO	5	40%	\$404	553	554
Studio	1	50%	\$470	553	554

5	Funds Reserved:	Trust Fund / GHAP	\$396,000		
6	Other Sources:	City of Bend Loan	\$37,000	South Valley Bank Line of Credit	\$20,000
		Def Dev Fee	\$20,000	Applicant Contribution of Land	\$80,000
7	Total Project Cost:	\$553,000	Total Cost per Unit:		\$92,167
8	Commercial Cost:	\$0	Construction Cost per Square Foot:		\$73.88

10	Proj. Description:	Kearney II is a new construction, six-unit Single Room Occupancy (SRO) group home consisting of five residential & one manager unit. Cascade Community Developments' goal for Kearney 2 is to provide affordable housing for a spectrum of Disabled persons with services targeted to a developmental disability focus. The tenants have or will attain the ability to live with relative independence as family support lines decrease due to age or other factors.
11		There will be two ADA compliant living spaces, and three more units available upstairs. A separate studio unit will house the manager, with common space, kitchen and laundry facilities included. The group space encourages activities, services and socialization. The units will feature a lockable bedroom with bath and added space for privacy.
12		The property is located in a blend of neighborhood environs that are close to various commercial services and shopping.
13	Sponsor History:	In 1991 Cascade Community Development (CCD) became an independent 501(c)3 with affordable housing to the Central Oregon community as a primary mission. Four of the original CCD Board members continue to be active in the organization. As the General Partner for 40 units of senior housing in Prineville and the direct owner/manager of 23 units of DD housing in Bend, CCD has a fifteen year track record for developing, owning and operating similar projects.
14		The project will serve disabled in Deschutes County for 30 years with services targeted to adults with Developmental Disabilities. Active caseload numbers persons needing such services at 250 households, with only 43 available units county wide. Of the 43 only 23 of the units are for non-acute DD persons. It is estimated that the households needing DD services will increase by 5 percent each year. Rents will serve persons at or below 50 % of Area Median Income levels. The capture rate for the proposed units is less than 3 percent.
15	Need:	
16	Services:	Proposed services include personal & self-directed supportive services, case management, work related skill building/training classes, ongoing service coordination, monthly social interaction events for residents, and organized

	recreational activities.
1	Requirements: none
2	Recommendation: Housing Council approve a \$396,000 grant reservation of GHAP/Trust Funds to Cascade Community Development, completing the new construction of Kearney 2, in Bend, Oregon contingent upon meeting all GHAP/Trust Fund requirements and conditions of award.
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1	Project Name:	Bellrose Station Apts	No. of Units:	40
	Project Address:	7901-7929 SE 92 nd , Portland	Population (Svcs):	VETS FAM CH
2	Project County:	Multnomah	Construction Type:	Acquisition Rehab.
	Sponsor Name:	ROSE CDC	Years Affordable:	60
3	Sponsor Contact:	Mike Masat	Architect:	Allen Webb Architect
	Project Number:	2996	Contractor:	Seabold Construction
4			Property Manager:	Cascade Mgmt.

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
2-Bedroom	7	30%	\$361	800	728
2-Bedroom	24	50%	\$675	800	728
3-Bedroom	4	50%	\$777	910	1089
3-Bedroom	5	60%	\$868	910	1089

8	Funds Reserved:	Trust Fund / GHAP	\$500,000		
9	Other Sources:	Mult Co Wx	\$90,000	PDC Lead Grant	\$19,000
		Energy Trust	\$20,000	PDC - TIF	\$3,318,193
10		Shorebank Perm Loan	\$1,030,000	Def Dev Fee	\$192,913
11		Portland Youth Builders	\$15,000		
	Total Project Cost:	\$5,222,724	Total Cost per Unit:		\$130,568
	Commercial Cost:	\$0	Construction Cost per Square Foot:		\$54.02

12	Project Description:	Bellrose Station is a transit-oriented rehab of 40 garden apartments in 8 single and two story buildings. It has 30 two bedroom and 10 three bedroom units. Located two blocks from the Flavel Station light rail in the Lents area of Portland, the project will be sustainable/green and add a community center. It will preserve the affordability for thirty years. Kelly School is within walking distance.
13		The project will remedy several serious health and safety issues like emergency vehicle access, unstable decks and stairs, and replacement of water damaged floors and a host of other, general improvements needed by a 40 year-old building. It will also upgrade windows, add a playground, replace sheds, and install solar venting.
14		Units will receive replaced carpeting, patio doors, light fixtures, entry doors, and many other items.
15	Need:	There is currently a need in the Primary Market from the Willamette River to 148 th Avenue of 1,000 units at or below 50% of Area Median Incomes (AMI). This need should double in 5 years. 58% of the current residents at Bellrose have incomes between 30 % and 40 % of AMI. 10 units will have Permanent Supportive Housing Rental Subsidy to 30% of AMI. The rest of the units will be available at 50% AMI Rent levels. The units in current condition have had a 3 % vacancy in the last ten years.
16		ROSE CDC has developed 40 separate projects with 370 affordable units. Bellrose Station will be their fifth rehab of a 1970 vintage garden style complex. Rose has experience with a variety of financing sources including tax credits. The development team includes three highly experienced Rose staff plus an experienced architect, construction manager, Cascade Management, and the Housing Development Center.
17	Sponsor History:	
18	Services:	Public transit and the elementary school are within 1,600 feet. Parks, emergency services (except police), social services, middle and high schools, regional shopping centers, hospitals, and parks are within 3 miles or less. There is a swimming pool on
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	site. ROSE CDC employs staff with Masters degrees in counseling to provide core resident services such as information and referral, eviction prevention, emergency food and furnishings, after school programs, and leadership development. A variety of enhanced services will be available through partnerships with other providers in the greater Portland community.
Requirements:	none
Recommended Motion:	Housing Council approve a (\$500,000) grant reservation of GHAP/Trust Funds to Rose CDC, completing the acquisition and rehabilitation of Bellrose, in Portland, Oregon contingent upon meeting all GHAP/Trust Fund requirements and conditions of award.

Project Name:	Malheur Village Apartments	No. of Units:	24
Project Address:	855 A Street, Vale	Population (Svcs):	FAM
Project County:	Malheur	Construction Type:	A / R
Sponsor Name:	St Vincent dePaul Society of Lane Co	Years Affordable:	30
Sponsor Contact:	Anne M Williams	Architect:	TBD
Project Number:	2977	Contractor:	Meili Construction
		Property Manager:	Neel Mgmt Team

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
1-Bedroom	8	60%	\$515	<i>N/A-RD Rental</i>	<i>N/A-RD Rental Subsidy</i>
2-Bedroom	15	60%	\$625	<i>Subsidy</i>	
2-Bd Mgrs	1	N/A	\$0		

Funds Reserved:	GHAP	\$500,000	HPF	\$500,000
Other Sources:	RD Existing Loan	\$177,000	RD 515 Loan	\$1,054,247
Total Project Cost:	\$2,231,247		Total Cost per Unit:	\$92,969
Commercial Cost:	\$0		Construction Cost per Square Foot:	\$66.95

Proj. Description:	Is an existing project built in 1976, and is a typical 24 unit Rural Development project. The site of the 3 building complex is flat and surrounded by grass and mature shade trees. Units are efficiently designed with adequate storage and separation of community and private spaces. A CNA was completed and found no health, life or safety concerns. The sponsor is proposing an extensive rehabilitation.
Need:	The project will have Rural Development rental assistance allowing tenants to pay no more than 30% of adjusted monthly income in rent. Affordable housing in Vale is limited and is in strong demand. The 2 subsidized housing complexes in the community maintain waiting lists and report a zero vacancy rate.
Sponsor History:	St Vincent dePaul Society of Lane Co (SVDP) has been in operation since 1988 and has developed or renovated nearly 900 units of affordable housing statewide. Included are 21 tax-credit projects and a myriad of complex housing projects using an array of financing techniques. SVDP notes their housing developments have received numerous awards for exceptional resident services and outstanding multifamily housing development. SVDP has an in-house property management department responsible for interfacing with the selected Management Agent and oversees their portfolio of affordable housing.
Services:	The Sponsor will prepare a comprehensive Information and Referral manual for the on-site manager's reference and provided to all new and existing residents. The manual will be updated quarterly with changes in available services and will include the hours during which services are available, the documentation needed for service qualification, contact persons, phone numbers, and addresses. The small community has a few core services including local food bank. Other services are located in Ontario (16 miles from Vale).
Requirements:	None
Recommended Motion:	Housing Council approve an award of up to \$500,000 grant reservation of GHAP funds and \$500,000 Housing Preservation Funds to St. Vincent dePaul Society of Lane County to acquire and rehabilitate Malheur Village in Vale, Oregon contingent upon meeting all GHAP and HPF Program requirements and conditions of award.

1	Project Name:	Juniper Gardens Apts	No. of Units:	24
	Project Address:	2718 Juniper St, Forest Grove	Population (Svc):	FAM FW
	Project County:	Washington	Construction Type:	NC
2	Sponsor Name:	Bienestar	Years Affordable:	30
	Sponsor Contact:	Karen Shawcross	Architect:	Scott Edwards Architecture
3	Project Number:	2970	Contractor:	Seabold
			Property Manager:	Princeton Property Mgmt.

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
2-Bedroom	7	50%	\$617	\$688	\$781
3-Bedroom	13	50%	\$706	\$850	\$1,153
4-Bedroom	4	50%	\$795	\$928	\$1,387

7	Funds Reserved:	GHAP:	\$500,000		
		ORR:	\$100,000		
8	Non-CFC:	FWHTC	\$1,409,747		
	Other Sources:	RD 514	\$2,430,000	BETC	\$24,000
9		RD 516	\$570,000	Washington Co HOME	\$750,000
	Total Project Cost:		\$5,783,748	Total Cost per Unit:	\$240,990
10	Commercial Cost:		\$0	Construction Cost per Square Foot:	\$139.34

11	Proj. Description:	Juniper Garden Apartments is a new construction, 24 unit, two story, 6 building project with a community building including a computer room and laundry. The site is close to schools, shopping centers, public transportation, and social service providers. The project will also have two play areas, a community garden, communal covered patio, picnic tables and barbeques. Green building practices will be followed including solar system at the community building, storm water detention and treatment, low-flow plumbing and low or no VOCs paints, sealants, and adhesives.
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15	Sponsor History:	Bienestar (formally Housing Development Corp.) is a well-established nonprofit with extensive housing developments and programs throughout Oregon. Bienestar has 9 properties with 452 units of farmworker housing. Bienestar has developed properties with RD and OHCS using HOME, Trust Fund, Oregon Rural Rehabilitation (ORR), Weatherization, Farmworker Housing Tax Credits (FWHTC), and Low Income Housing Tax Credits (LIHTC).
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18	Need:	There are 8,589 farmworker households in Washington County, of which 1,034 are considered income and agricultural worker qualified. A demand of 535 farmworker units is identified in the subject PMA, including 16 units from demolitions and 194 units of pent-up demand. The existing supply is identified at 348 units, with no other projects in the pipeline or under construction. Vacancy is less than 1% of 439 farmworker and/or affordable units surveyed.
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21	Services:	Bienestar offers a comprehensive suite of programs for adults and youth. For adults they offer peer programs, ESL classes, job club, IDA program, community gardens, counseling, GED prep, EITC assistance, and financial literacy. For youth, homework and science clubs, explorer camp, summer reading, youth IDAs, financial fitness, and special events. From artistic and musical programs to financial literacy and computer classes resident services are an integral part of the project.
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23	Oregon Rural Rehabilitation (ORR)	Oregon Rural Rehabilitation (ORR) Loans are not part of the CFC award resources, but can be coupled with CFC resources if awarded. ORR funds must be leveraged with other funding sources and the project must be used as farmworker

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	housing with related support services. The maximum ORR loan term is 10 years and the Department may be in a first or junior lien position as long as there is 100% security for the ORR loan (including senior debt). The maximum individual loan may not exceed \$100,000 with a 1% interest rate. Repayment terms vary depending on the financial feasibility of the project, but must be repaid within the 10 year term. Upon an award of CFC resources, final underwriting of the ORR loan will be completed by Department staff and a conditional commitment letter will be issued. The sponsor must meet all closing conditions prior to disbursement of the funds.
Requirements:	none
Recommended Motion:	To approve an award of up to a \$500,000 grant reservation of GHAP funds and an up to loan commitment amount of \$100,000 Oregon Rural Rehabilitation loan to Bienestar to complete the new construction of Juniper Gardens Apartments in Forest Grove, Oregon. Award is contingent upon meeting all GHAP requirements and conditions of award. The Oregon Rural Rehabilitation loan commitment is contingent upon meeting all underwriting conditions prior to closing on the acquisition of property.

1	Project Name:	Ainsworth Court	No. of Units:	88
	Project Address:	1515 N Ainsworth, Portland 97217	Population (Svcs):	FAM/IND
2	Project County:	Multnomah	Construction Type:	R
	Sponsor Name:	Housing Authority of Portland	Years Affordable:	60
3	Sponsor Contact:	Betty Dominguez	Architect:	Merryman Barnes
	Project Number:	622	Contractor:	TBD
4			Property Manager:	Income Prop. Mgmt.

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
1-Bedroom	12	50%	\$567	\$675	\$637
1-Bedroom	52	60%	\$632	\$675	\$637
2-Bedroom	10	50%	\$676	\$800	\$728
2-Bedroom	14	60%	\$755	\$800	\$728

8	Funds Reserved:	GHAP	\$500,000		
9	Other Sources:	PDC TIF Grant	\$1,400,000	Mult Co. Wx	\$80,000
	Total Project Cost:	\$1,980,000	Total Cost per Unit:		\$22,500
10	Commercial Cost:	\$0	Construction Cost per Square Foot:		\$26.97

11	Proj. Description:	Ainsworth Court is an 88-unit, garden-style brick housing owned by HAP since 1997. There are two MAX station stops each within ¼ mile of the site. Residents are no more than a 15 minute walk from two major grocery stores, several parks, Albina Head Start, a community pool, public library, schools and a community college. Purchased in 1997 with tax-exempt bonds, there is no other subsidy in the project. Once the existing debt is retired, HAP will have the ability to refinance or simply redirect the increased cash flow back into the project to ensure the buildings will be sound through the next 30 years or to the end of the affordability period.
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13	Need:	Generally the 1 bedroom units will target singles or couples, the 2 bedroom units will typically target married couples or small families. The subject's PMA is a large area. Market rate vacancies average 5% and affordable housing vacancies average 2%. Of the 6 affordable housing comparable projects surveyed, 5 of the 6 restricted properties have waiting lists for similar units.
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15	Sponsor History:	The Housing Authority of Portland (HAP) provides housing to individuals and families who cannot find affordable and adequate housing in Portland, Gresham and the balance of Multnomah County. HAP was established in 1941 and since that time has evolved into a broad-reaching organization that serves 14,000 households and more than 33,000 residents. HAP owns and operates 6,269 public and affordable housing units which vary in size, location and design to meet different needs of their residents.
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17	Services:	Housing stability service; access to basic needs resources; access to WorkSource, Inc. and other employment resources; and community building events.
18	Requirements:	none
19	Recommended Motion:	To approve an award of up to \$500,000 grant reservation of GHAP funds to the Housing Authority of Portland to acquire and rehabilitate Ainsworth Court in Portland, Oregon contingent upon meeting all GHAP program requirements and conditions of award.
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1	Project Name:	Spring Street Apts	No. of Units:	56
2	Project Address:	750 Spring Street, Medford	Population (Svcs):	ELD
3	Project County:	Jackson	Construction Type:	A R
4	Sponsor Name:	Northwest Housing Alternatives, Inc.	Years Affordable:	60
	Sponsor Contact:	Stephen McMurtrey	Architect:	Andrews Architects
	Project Number:	1708	Contractor:	TBD
			Property Manager:	Cascade Management

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
1-Bedroom	50	60%	\$587	(n/a – Section 8)	(n/a – Section 8)
2-Bedroom	6	60%	\$687	(n/a – Section 8)	(n/a – Section 8)

8	Funds Reserved:	OAHTC	\$1,397,739	LIHTC	\$435,487
		HPF	\$1,627,524	GHAP	\$200,000
9	Other Sources:	Permanent Loan	\$1,397,739	LIHTC Equity	\$3,048,102
		Def Dev Fee	\$254,319	Cash during Rehab	\$179,691
		OHAP Green Community	\$15,000	Section 8 Contract Value	\$481,000
10		Property Tax Abatement	\$432,060	Purchase Price Discount	\$650,000
	Total Project Cost:	\$6,722,375	Total Cost per Unit:	\$120,042	
11	Commercial Cost:	\$0	Construction Cost per Square Foot:	\$46.87	

12	Project Description:	Spring Street Apartments is located within the center of Medford. The surrounding neighborhood is well established. Immediate neighbors include the Providence Medford Medical Center and Senior Center. The Project is a 3-story wood structure building, served by one elevator. The 1-bedroom units are 600 sq. ft. and the 2-bedroom units are 725 sq. ft. There are two community areas, two laundry rooms, and one tenant lounge with kitchen facilities. 26% of the senior households in the project have a disability. The original HAP contract, which expired in 2007, was renewed until 2/14/11 and NHA will request 20-year term at that time. NHA acquired the project using NOAH OHAF in early 2009 with a 3-year term.
16	Need:	The target population is senior and/or disabled tenants with incomes at or below 50% of AMI. The Competitive Market Area (CMA) includes Medford and Central Point. A vacancy rate of 2.8% for senior restricted rent projects indicates good demand for affordable housing units. The Project has a waiting list of 17 senior households. Several elderly housing projects in the CMA no longer receive HUD subsidy, which places even more demand on affordable housing options for seniors.
18	Sponsor History:	NHA was formed more than 25 years ago. NHA develops affordable rental housing for low income seniors, families, people with special needs, and operates an emergency shelter for homeless families with children. Their current portfolio includes 1,487 units in 89 different properties in 16 Oregon counties, including seven Section 8 Preservation projects. NHA's experience includes large tax credit projects for families and seniors.
21	Services:	Health and wellness screenings and education; meals and food resources; physical fitness programs; education and social activities; information and referral; transportation. The Resident Services Description identifies 11 different services providers they will coordinate with in the Medford area.
23	Recommended Motion:	Housing Council approve a grant reservation of \$200,000 of GHAP program funds, and \$1,627,524 of Housing Preservation Funds (HPF) to Northwest Housing Alternatives, Inc., for completing the acquisition and rehabilitation of Spring Street Apts. in Medford, Oregon, contingent upon meeting all program requirements and conditions of award.

1	Project Name:	Summerset Village	No. of Units:	24
	Project Address:	345 E Starr Street, Sublimity	Population (Svcs):	ELD
2	Project County:	Marion	Construction Type:	A R
	Sponsor Name:	Farmworker Housing Develop Corp	Years Affordable:	50
3	Sponsor Contact:	Roberto Jimenez	Architect:	Carleton Hart
	Project Number:	2986	Contractor:	LMC
4			Property Manager:	Farmworker HDC

Unit Size (s)	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
1-Bedroom	22	50%	\$440	\$437	\$511
2-Bedroom	2	50%	\$500	\$575	\$620

7	Funds Reserved:	Trust Fund / GHAP	\$500,000	HPF	\$100,000
8		HOME	\$880,300		
	Other Sources:	Energy Trust / BETC	\$25,000	RD 515 Transfer Grant	\$50,000
9		RD 515 Assumed	\$508,181	RD 515 MPR Grant	\$120,000
		RD 515 New	\$357,640	RD 515 MPR Loan	\$120,000
10	Total Project Cost:	\$2,597,149	Total Cost per Unit:		\$108,215
	Commercial Cost:	\$0	Construction Cost per Square Foot:		\$73.33

11	Proj. Description:	Farmworker Housing Development Corporation (FHDC) is proposing the preservation and rehabilitation of Summerset Village Apartments in Sublimity, Oregon. Summerset Village Apartments were built in 1985 and financed through Rural Development's 515 Loan Program. The senior housing complex is situated on 1.52 acres and is comprised of 24 units with a unit mix of 22 one-bedrooms and 2 two-bedroom units in six single-story buildings plus a small community building. The current owner is eligible for prepayment.
12	Sponsor History:	Farmworker Housing Develop Corp is a non-profit with 20 years experience in farmworker projects with funding sources including LIHTC, RD, HOME, Trust Fund. FHDC's staff team is experienced in management and compliance and currently owns 4 LIHTC properties, an RD project and a HOME funded project. Together FHDC's team has over 40 years experience and over 100 years combined experience with farmworker communities of Oregon.
13	Need:	Summerset Village is now 25 years old and in extreme need of rehabilitation if it is to continue as sustainable housing into the future. Summerset Village is located near services and amenities desired by a senior population. These include the Stayton Senior Center and the Santiam Hospital, both within a couple miles of Summerset and a pleasant park with walking trails just across the street.
14	Services:	Proposed on-site services include an on-site recycling program, meals coordinated with Meals on Wheels, health and nutrition education, exercises classes, and gardening programs.
15	Requirements:	none
16	Recommended Motion:	Housing Council approve a \$500,000 grant reservation of HDGP / GHAP funds, \$880,300 of HOME funds, and \$100,000 in HPF funds to the Farmworker Housing Development Corporation, completing the acquisition and rehabilitation of Summerset Village Apartments, in Sublimity, Oregon contingent upon meeting all HDGP / GHAP, HOME, and HPF requirements and conditions of award.
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Project Name:	Westside Apartments	No. of Units:	24
Project Address:	965 N Gardner Street, Stayton	Population (Svcs):	Family
Project County:	Marion	Construction Type:	Acquisition Rehab.
Sponsor Name:	Farmworker Housing Develop. Corp	Years Affordable:	50
Sponsor Contact:	Roberto Jimenez	Architect:	Carleton Hart
Project Number:	2987	Contractor:	LMC
		Property Manager:	Farmworker Housing Development Corp.

Unit Sizes	# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
1-Bedroom	7	50%	\$440	437	512
2-Bedroom	16	50%	\$500	575	617
2-Bd Mgr	1	N/A	\$ 0	575	617

Funds Reserved:	Trust Fund / GHAP	\$500,000	HOME	\$700,000
Other Sources:	RD 515 Loan Assumption	\$568,292	RD 515 New Rehab Loan	\$182,719
	RD 515 MPR Loan	\$120,000	Energy Trust/BETC	\$25,000
	RD 515 Transfer Grant	\$50,000	RD 515 MPR Grant	\$120,000
Total Project Cost:		\$2,974,735	Total Cost per Unit:	\$123,947
Commercial Cost:		\$0	Construction Cost per Square Foot:	\$168.25

Proj. Description:	Westside was built in 1985 with a USDA RD515 Loan and rental assistance. It is located in Stayton to serve families, senior and disabled persons. To prepay, the current owner must first offer it to a qualified non-profit. Farmworker Housing is willing to purchase and keep it affordable. If not successful, Westside will go to market rents. The project is well located near schools, parks, and family amenities.
Sponsor History:	Farmworker Housing Development Corporation has operated for 20 years to meet the needs of rural and farmworker families in Marion County. FHDC has developed five tax credit properties in the Mid Willamette Valley. It also developed the Cipiriano Ferrel Education Center in Woodburn without debt.
Need:	21 % of units have rental assistance that reduces rents to 30 percent of tenants' income. Sponsor is requesting 100 % rental assistance. Rental vacancy is at 4.4 % and there are few rental concessions. Both are markers of a strong existing market for the product offered. Many complexes have waiting lists. Note that rental assistance is required, as the units are close to market rents without it. Market units have an 8% vacancy on a waited average.
Services:	There will be Community Education classes, including Domestic Violence prevention and financial education. Nutrition programs are offered. Mental health services provided as needed, and a variety of youth activities. Emergency services include food boxes, medical assistance, crisis advocacy, and utility/rent assistance.
Requirements:	Meet all HOME and GHAP conditions of award, and confirm status of the RD 515 commitment. Must receive 100 % of Rental Assistance to be financially feasible and qualify for preservation (only have 21% of units with RA currently). Submit appraisal.
Recommended Motion:	Housing Council approve a \$700,000 grant reservation of HOME funds, \$500,000 in HDGP / GHAP, and \$708,724 in HPF to Farmworker Housing Development Corporation, completing the acquisition and rehabilitation of Westside Apartments, in Stayton, Oregon contingent upon meeting all HOME and GHAP Program requirements and conditions of award.

1	Project Name:	85 Causey		No. of Units:		
	Project Address:	8370/8376 SE Causey, Happy Valley		Population (Svcs):	FAM	
	Project County:	Clackamas		Construction Type:	New Constr	
2	Sponsor Name:	Causey Affordable Ventures LLC		Years Affordable:	40	
	Sponsor Contact:	Tamra Holden		Architect:	SERA Architects	
3	Project Number:	2975		Contractor:	TBD	
				Property Manager:	Cascade Management	
4		# of Units	% Area Medium Income	Project Rent (Net)	Market Rent from Application (Net)	Fair Market Rent (Less Utility Allowance)
5	Unit Size (s)					
	0-Bedroom	1	50%	\$504	\$527	\$446
	0-Bedroom	11	60%	\$504	\$527	\$446
6	1-Bedroom	1	50%	\$576	\$722	\$494
	1-Bedroom	3	60%	\$605	\$722	\$494
7	2-Bedroom	3	50%	\$697	\$874	\$598
	2-Bedroom	21	60%	\$710	\$874	\$598
8	2-Bedroom	1	MGR	\$916	\$874	\$675

9	Funds Reserved:	Trust Fund / GHAP	\$300,000	OAHTC/West Coast Bank	\$1,179,000
		LIHTC	\$870,000	Low Income Weatherization	\$56,965
10	Other Sources:	Metro TOD	\$48,000	BETC	\$15,500
		Clackamas HOME			\$350,000
11	Total Project Cost:	\$8,658,196		Total Cost per Unit:	\$211,176
	Commercial Cost:	\$0		Construction Cost per Square Foot:	\$206.45

12	Proj. Description:	85 Causey is a four story, 41-unit transit oriented development of sustainable, (Earth Advantage) workforce housing. Rents are affordable to those at 50% and below of area median income levels. Transit buses are ¼ mile from site, and light rail is ½ mile from the location. It is within walking distance of employment, service centers and recreation. It is near grocery stores, restaurants, banks and the largest area mall (Clackamas Town Center Mall).
13		
14	Sponsor History:	Geller Silvis & Associates has participated in the development of over 3,000 units of affordable housing in 55 developments for the last 17 years using HOME, tax credit, and a variety of other public and private funding sources. SERA Architects has extensive experience with affordable housing design and will oversee a competitively chosen construction contractor.
15		
16	Need:	There is pent-up demand for two bedroom units in the target, with a vacancy rate at 2-3% for 50% of AMI or less rental units. There is a heavy concentration of lower income service oriented workers in the neighborhood. 24.3 % of the total workers are fully 11% below the county wage on average. 85 Causey represents less than a 1% capture rate of persons in the target market and income level. There is a wait list for low rental units of 233 persons, who wait approx. a year for an affordable home.
17		
18	Services:	All major services, including regional shopping center, hospital, public transit and elementary school are within 1.5 miles. Trainings offered in the area of utilizing public transit, employment and employability, budget management and planning, health awareness and skill building, community participation and effectiveness. These services are described in conjunction with measureable goals
19		
20	Requirements:	None
21		
22	Recommended Motion:	Housing Council approve a \$300,000 grant reservation of HDGP / GHAP funds and \$56,965 in LIWX funds to Causey Affordable Ventures LLC, completing the new construction of 85 Causey, in Happy Valley, Oregon contingent upon meeting all HDGP / GHAP and LIWX Program requirements and conditions of award.
23		